

3-1093 575.16 Vol. 28 Page 24345

KNOW ALL MEN BY THESE PRESENTS, That W. ALAN BOWKER and LENIS M. BOWKER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM A. GREENE and JEAN L. GREENE, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Property is described in full on the reverse of this document.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, rights of way of record, those apparent on the land and that which is described on the reverse of this document

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 350,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of Oct, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Oct 25, 1978

Personally appeared the above named

W. Alan Bowker and Lenis M. Bowker, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of

19

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

W. Alan and Lenis M. Bowker
1839 Kimberly
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

William A. and Jean L. Greene

GRANTEE'S NAME AND ADDRESS

After recording return to:
William A. and Jean L. Greene

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
William A. and Jean L. Greene

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

24346

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in Lot 1, Homedale, in Section 11, Township 39 South Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of Kane Street, said point being South 43°30' East a distance of 574.94 feet and North 22°00' East, a distance of 148.05 feet from the iron pipe-marking the most Westerly corner of said Lot 1; thence North 22°00' East along the Easterly line of Kane Street a distance of 90.0 feet to an iron pin; thence South 66°42' East parallel with the Northerly line of said lot 1 a distance of 114.24 feet to an iron pin; thence South 22°00' West parallel with Kane Street a distance of 90.0 feet; thence North 66°42' West parallel with the Northerly line of said Lot 1 a distance of 114.24 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in Tracts 1 and 2A, Homedale in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pin on the East line of said Tract 2A, said iron pin being on the West boundary of Homedale Road and being North 0°20' East a distance of 594.00 feet from the Southeast corner of said Tract 2A; thence North 0°20' East along the West boundary of Homedale Road 185.76 feet to an iron pin marking the Northeast corner of said Tract 2A, said point being on the Southerly right of way line of the O.C.&E. Railroad; thence North 66°39'30" West (North 66°42' West by plat) along said right of way line 233.66 feet to the centerline of the existing irrigation ditch and the true point of beginning; thence South 38°48'30" West a distance of 230.76 feet; to a point on the Northerly line of that parcel described in Deed Volume 337 page 249; thence North 74°37' West a distance of 60.41 feet; thence South 25°48' West a distance of 60 feet; to a point on the Northerly line of that property described in Book M67 page 6 Parcel No. 2; thence North 66°40' West a distance of 195 feet, more or less, to the Northwestern corner of that parcel of real property described in Deed Volume 306 page 363; thence North 22°00' East a distance of 10 feet; thence North 43°30' West a distance of 125.51 feet to the Easterly boundary line of Kane Street; thence following said boundary line North 22°00' East a distance of 77.05 feet; thence South 66°42' East a distance of 114.24 feet; thence North 22°00' East a distance of 90 feet; thence North 66°42' West a distance of 114.24 feet; thence North 22°00' East a distance of 60 feet to the Southerly right of way line of the O.C.&E. Railroad; thence South 66°42' East along the said railroad right of way a distance of 440 feet, more or less, to the true point of beginning.

SUBJECT TO:

Mortgage, including the terms and provisions thereof, given by W. Alan Bowker, and Lenis M. Bowker, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated June 25, 1974, recorded June 25, 1974, Vol. M74, page 7838, Mortgage Records of Klamath County, Oregon, to secure the payment of \$73,500.00

RECORDED

INDEXED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Klamath County Title Co.

on 27th day of October A. D. 1978 at 3:58 clock P. M., or

of Deeds on Page 24345

Substantially recorded in Vol. M78, of

By Wm D. MILNE, County Clerk

Bernard A. Heloich

Fee \$6.00