

1-1-74

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WARRANTY DEED

Vol. 119 Page 9534



KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY BOWEN and DEBBIE BOWEN, husband and wife as tenants by entirety, hereinafter called 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: The W 1/2 of the SE 1/4; the SE 1/4 of the SE 1/4 of Section 21, the SW 1/4 of the NW 1/4; the SW 1/4 of the SW 1/4 of Section 27, the NE 1/4; the N 1/2 of the SE 1/4; the SE 1/4 of the SE 1/4 of Section 28, all in Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SUBJECT TO any existing easements of record. FURTHER SUBJECT TO the property being specially assessed for farm use and if the land becomes disqualified for this special assessment an additional tax, plus interest and penalty will be levied.

(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 save and except a mortgage given in favor of Federal Land Bank in the approximate balance of \$52,000.00 and which grantees herein specifically agree to assume,

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 \$ 136,000.00 .
 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 26 day of October 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) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

PACIFIC WEST MORTGAGE CO.

By J. Clayton Livengood Pres.

By J. K. Hansen Sec.-Treas.

STATE OF OREGON, County of Marion) ss.
October 26, 1978

Personally appeared H. Clayton Livengood and J. K. Hansen, 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 PACIFIC WEST

MORTGAGE CO.

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:

Notary Public for Oregon
My commission expires:

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of April, 1979, at 3:17 o'clock P.M., and recorded in book 119 on page 9534 or as file/reel number 66280, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. D. Milne Recording Officer
By Sherman H. Hetch Deputy

Fee \$3.00

PACIFIC WEST MORTGAGE CO., an Oregon corporation
Stayton, Oregon 97383

GRANTOR'S NAME AND ADDRESS

JERRY BOWEN, et ux
724 Gier Ct.
San Jose, California 95111

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Bowen
724 Gier Ct.
San Jose, California 95111

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Jerry and Debbie Bowen
724 Gier Ct.
San Jose, California 95111

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE