

MAP 2309-2410 TL3200

WARRANTY DEED

Mark L. Cowdrey and Donna D.

KNOW ALL MEN BY THESE PRESENTS, That Mark L. Cowdrey, husband and wife

hereinafter called the grantor, for the consideration, hereinafter stated, to grantor paid by William Power and Joan M. Power

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:

Lot 2 in Block 6 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Subject to all contracts, water rights, proceedings, taxes and assessments relation to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be.

Subject to access restrictions and other terms and provisions contained in deed from Charles to Edward's et ux. to State of Oregon, by and through its State Highway Commission, recorded June 20, 1952, in Deed

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that 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

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 \$1695.00. 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 14th day of April, 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, Idaho } ss.
County of Bonner }
APRIL 14, 1978

Personally appeared the above named MARK L. COWDREY AND DONNA D. COWDREY

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

Before me: ELISA C. COTRELL
Notary Public for Oregon
My commission expires 8-25-81
Residing at Sandpoint

Mark L. Cowdrey & Donna D. Cowdrey
Rt. 2 Box 314-E1
Sandpoint, Idaho 83864

GRANTOR'S NAME AND ADDRESS
William Power & Joan M. Power
146 Kevin Way S. E.
Salem, Oregon 97302

GRANTEE'S NAME AND ADDRESS
After recording return to:
Margaret B. Bidlar Ness
23077 Council Dr.
Springfield, Oregon

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____ 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 _____

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, } ss.
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

