

99251

WARRANTY DEED (INDIVIDUAL)

Vol. 1181

Page

8065

PAUL K. BUCK and DOROTHEA BUCK, husband and wife

hereinafter called grantor, convey(s) to

J. CLAUDE BOWDEN and THELMA M. BOWDEN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

See attached legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as listed on the attached sheet

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10,000.00 \*

\*\*

Dated this 22nd day of April, 19 81.

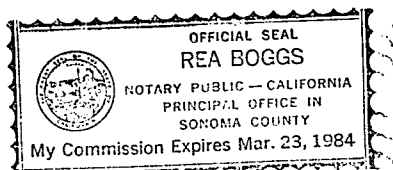
WITNESS Shirley J. Rodota  
WITNESS Mary E. J. Spack

x Paul K. Buck  
PAUL K. BUCK  
x Dorothea Buck  
DOROTHEA BUCK

CALIFORNIA

STATE OF OREGON, County of Sonoma ) ss.

On this 22nd day of April, 19 81 personally appeared the above named  
Paul K. Buck and Dorothea Buck and acknowledged the foregoing  
instrument to be their voluntary act and deed.



Before me:

Rea Boggs

Notary Public for Oregon California

My commission expires: Mar. 23 1984

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Buck

TO

Bowden

After Recording Return to:

Mr. and Mrs. Claude Bowden  
1551 McClellan Drive  
Klamath Falls, OR 97601

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Deputy

281 MAY 5 AM 11 00

A parcel of land situated in the SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the SW $\frac{1}{4}$  of Section 7, said point also being the S $\frac{1}{4}$  corner of said Section 7, thence North 89° 42' West 770.3 feet to a point on the Westerly right of way of Wocus Road, thence North 06° 02' East along the Westerly right of way of said Wocus Road 1446.9 feet to a  $\frac{1}{2}$ " iron pin marking the "TRUE POINT OF BEGINNING" of this description, thence from said true point of beginning North 06° 02' East along the Westerly right of way of said Wocus Road 180.00 feet to a  $\frac{1}{2}$ " iron pin, thence North 89° 49' West 360.00 feet to a  $\frac{1}{2}$ " iron pin, thence South 00° 11' West 179.07 feet to a  $\frac{1}{2}$ " iron pin, thence South 89° 49' East 341.65 feet to the true point of beginning.

SUBJECT TO

1. An easement created by instrument, including the terms and provisions thereof

Dated : September 23, 1949  
Recorded : October 5, 1949 Book: 234 Page: 317  
In favor of : The California Oregon Power Company  
For : Down guy and down guy anchor adjacent to the East boundary of State Highway right of way

2. An easement created by instrument, including the terms and provisions thereof

Dated : January 12, 1951  
Recorded : January 18, 1951 Book: 244 Page: 538  
In favor of : The California Oregon Power Company  
For : Down guy and down guy anchor adjacent to the property line between Oregon State Highway #97 right of way and subject property

3. An easement created by instrument, including the terms and provisions thereof

Dated : July 26, 1957  
Recorded : July 30, 1957 Book: 293 Page: 324  
In favor of : The California Oregon Power Company  
For : Right of way 10 feet wide, five feet on each side of the pole and wire lines as now surveyed through said premises

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 6th day of May A.D. 19 81 at 11:00 o'clock A.M., and

duly recorded in Vol. M81, of Deeds on Page 8065

EVELYN BIEHN, County Clerk

By *Debra A. Jensen*

Fee \$7.00