

99252

T/A 38-23493-1-J

WARRANTY DEED (INDIVIDUAL) Vol. m8 Page 8067

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

BEVERLY L. WRIGHT, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

(See attached legal description which is hereby made a part hereof)

201 MAY 6 AM 10

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except the easements shown on the attached which is by this reference hereby made a part hereof

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 \$ 68,500.00 \*

Dated this 6th day of May, 1981

J. Claude Bowden  
J. CLAUDE BOWDEN  
Thelma M. Bowden  
THELMA M. BOWDEN

STATE OF OREGON, County of Klamath ) ss.

On this 6th day of May, 19 81 personally appeared the above named J. Claude Bowden and Thelma M. Bowden and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/4/85

- \* 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)

Bowden

TO

Wright

After Recording Return to: AND SEND  
TAX STATEMENTS TO:  
Beverly L. Wright  
Route 5, Box 1068  
Klamath Falls, OR 97601

STATE OF OREGON, )

County of ) ss.

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.

Title

By

Deputy

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 clock AM., and  
 duly recorded in Vol. M81, of Deeds on Page 8067

EVELYN BIEHN, County Clerk  
 By Debra A. Jensen Fee \$7.00