

WARRANTY DEED

Vol. M84 Page 11789

1-1-74

38753

J. CLAUDE BOWDEN

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. CLAUDE BOWDEN and THELMA MARIE BOWDEN, husband and wife, 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:

Commencing at the one-quarter corner common to Sections 29 and 30, T. 39 S. R. 10 E.W.M., Klamath county, Oregon; thence S^{018'51"} W along the East boundary of Section 30, 883.90 feet; thence S^{89°22'40"} W. 30.00 feet to the West boundary of Reeder Road; thence S. 88°52'20" W., approximately 1305 feet to the Quarter Section line running North and South to the true point of beginning; thence S 88°52'20" W., approximately 847.85 feet to the East boundary of the C-G cut-off; thence South 36°18' E, along the East boundary of the C-G cut off, 952.10 feet to an iron pin; thence N 47°50' E., approximately 433.98 feet; thence N 0°18'51" E approximately 414.69 feet to the point of beginning. Containing 10.10 acres more or less.

(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

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 \$ -0-
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, 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 12th day of July, 1984; 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, } ss.
County of Klamath
July 12, 1984

Personally appeared the above named J. Claude Bowden

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

Before me, Notary Public for Oregon
My commission expires: 5-23-86

STATE OF OREGON, County of } ss.
Personally appeared, 1984

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12 day of July, 1984, at 3:23 o'clock P.M., and recorded in book/reel volume No. M84 on page 11789 or as document/fee/tile/instrument/microfilm No. 38753. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$4.00
Index \$1.00