

1-1-74

17817

WARRANTY DEED

Vol. 1785 Page 5484

KNOW ALL MEN BY THESE PRESENTS, That LINDA WILLIAMS, who took title as,

LINDA BOWMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. BOWMAN

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: That part of the NE 1/4 SE 1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9) East of the Willamette Meridian, described as: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), thence Southerly along the westerly boundary a distance of 540 feet which is the point of beginning, thence East a distance of 550 feet; thence South a distance of 175 feet; thence West a distance of 550 feet; thence North a distance of 175 feet to the point of beginning, being rectangular in shape 175 feet by 550 feet. SUBJECT HOWEVER, to an easement over, upon and across the Easterly 50 feet of said property as reserved in that certain deed to the grantors dated July 8, 1969, and recorded August 19, 1969 in Volume M-69, Page 7201, of the Deed Records of said County.

The above description is identified in the GERHART PLAT as Lot #11.-----

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$ none. ~~However, the actual consideration consists of the interest in the property described in the deed, which is the whole consideration (indicated by the symbol (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 day of 19; 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 Polk
March 29, 19 84

Personally appeared the above named Linda F. Williams

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6/15/85

STATE OF OREGON, County of) 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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Linda Williams
1330 Richard Ct.
Independence, Oregon 97351
GRANTOR'S NAME AND ADDRESS

Gary L. Bowman
658 E. Jackson
Monmouth, Oregon 97361
GRANTEE'S NAME AND ADDRESS

After recording return to:
Larry Bowman
4277 SE Birchwood
Dallas, Oregon 97338
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Gary L. Bowman
658 E. Jackson
Monmouth, Oregon 97361
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 16th day of April, 19 85, at 9:42 o'clock A.M., and recorded in book/reel/volume No. N85 on page 5484 or as document/fee/file/instrument/microfilm No. 47817, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$5.00