

1-1-74

47823

WARRANTY DEED

Vol. M85 Page 5492KNOW ALL MEN BY THESE PRESENTS, That GARY L. BOWMANhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY E. BOWMAN

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), E.W.M., 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 333.4 feet; thence South a distance of 175 feet; thence West a distance of 333.4 feet; thence North a distance of 175 feet to the point of beginning.

The above description is identified in the GERHART PLAT as part of 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 inclusion of the property described in the whole consideration (indicate which) (The sentence between the symbols (H), 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)

Gary L. Bowman

STATE OF OREGON,

County of Polk } ss.March 28, 19 84

Personally appeared the above named

Gary L. Bowman

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

Evelyn Biehn
Notary Public for Oregon
My commission expires: 12-7-85

STATE OF OREGON, County of) ss. , 19 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:

Gary L. Bowman

658 E. Jackson

Monmouth, Oregon 97361

GRANTOR'S NAME AND ADDRESS

Larry E. Bowman

277 SE Birchwood

Dallas, Oregon 97338

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry E. Bowman

277 SE Birchwood

Dallas, Oregon 97338

NAME, ADDRESS, ZIP

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

Larry E. Bowman

277 SE Birchwood

Dallas, Oregon 97338

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

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. M85 on page 5492 or as document/fee/file/instrument/microfilm No. 47823, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Ann Smith Deputy

Fee: \$5.00