

KNOW ALL MEN BY THESE PRESENTS that J. CLAUDE BOWDEN AND THELMA M. BOWDEN, husband and wife, Grantors, convey and warrant to W. ALAN BOWKER, Grantee, the real property described on exhibit "A" attached hereto and incorporated herein by this reference, SUBJECT TO:

1. This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses;
2. The terms and provisions of that certain contract dated December 13, 1982 and recorded in Book M-73 at page 1186 of the Deed records of Klamath County, Oregon and of which Grantors hold the Vendee's interest, which Grantee is not assuming and which Grantors hereby agree to pay according to the terms thereof;
3. Real property taxes for the years 1983-84, 1984-85, and 1985-86 which Grantee is assuming and by acceptance of this deed agrees to pay in full; and
4. Restrictions, reservations, easements and rights of way of record, and those apparent on the land.

TO HAVE AND TO HOLD said premises with their appurtenances unto the Grantee, his successors and assigns, forever.

The true and actual consideration paid for this conveyance is \$147,200.00.

IN WITNESS WHEREOF The Grantors have executed this Deed.

J. Claude Bowden
J. Claude Bowden

Thelma M. Bowden
Thelma M. Bowden

STATE OF OREGON)
) SS.
County of Klamath)

On the 9th day of December, 1985 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:

WM. M. GANONG
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 11-2-86

Wm M Ganong
Notary Public for Oregon

Send tax statements to: W. Alan Bowker, 1839 Kimberly, Klamath Falls, Oregon 97603.
After recording return to: Wm. M. Ganong, 1151 Pine Street, Klamath Falls, OR 97601

904
9.8.85

EXHIBIT "A"

646

PARCEL 1

The West 130 feet of a tract of land in the NE $\frac{1}{4}$ 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, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89° 49' West a distance of 629.8 feet. and North 6° 02' East a distance of 107.2 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 180 feet; thence North 89° 49' West a distance of 486.54 feet; thence South 6° 02' West 180 feet; thence South 89° 49' East 486.54 feet to the place of beginning.

PARCEL 2

A tract of land in the N $\frac{1}{4}$ 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, described as follows:

Beginning at a point which lies North 89° 49' West a distance of 976.04 feet and South 6° 02' West a distance of 1050.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 6° 02' West a distance of 180 feet to a point; thence North 89° 49' West a distance of 486.54 feet to a point; thence North 6° 02' East a distance of 180 feet to a point; thence South 89° 49' East a distance of 486.54 feet more or less to the point of beginning.

EXCEPTING that portion of the above tract deeded to the State of Oregon for highway purposes.

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of _____ the _____ day
of _____ January _____ A.D. 19 86 at 10:12 o'clock _____ A.M. and duly recorded in Vol _____
of _____ Deeds _____ on Page 645

FEE \$9.00

Evelyn Biehn, County Clerk
By _____ *[Signature]*