

58239

KNOW ALL MEN BY THESE PRESENTS, That

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD BOWMER and ELEONIA BOWMER, 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: The South 1/2 of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying North of the following described line:

Beginning at a 1/2 inch iron rod on the Westerly line of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, from which the one-quarter corner common to Section 6 and 7 bears South 01°41'17" West 989.99 feet; thence North 89°30'33" East 1319.92 feet to a 1/2 inch iron rod on the Easterly line of said Lot 20, from which the one-quarter corner common to Sections 6 and 7 bears South 53°25'40" West 1679.76 feet.

MOUNTAIN TITLE COMPANY INC.

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 dept. to verify 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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 43,000.00

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 10th day of January, 1986; 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.

DOUGLAS RAY BENTON

STATE OF OREGON, County of Wallawa, ss. January 10, 1986

STATE OF OREGON, County of ss. 19

Personally appeared the above named DOUGLAS RAY BENTON

Personally appeared and 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 acknowledged the foregoing instrument to be his voluntary act and deed. Before me: Notary Public for Oregon My commission expires: 3/22/88

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: Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Grantor's Name and Address: Douglas Ray Benton, Rt. 1 Box 1, Enterprise, OR 97828

Grantee's Name and Address: Ronald Bowmer & Eleonia Bowmer, 9010 SE St. Helens St. Suite 62, Clackamas, OR 97015

After recording return to: SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy