

69664

KCTC-39150

Vol. M86 Page 23738

Until a change is requested, all tax statements ^{+ recording} shall be sent to the following address: Steven L. O'Neil
2406 Vail Avenue
Redondo Beach, California 90270

WARRANTY DEED

DONALD M. BOWMAN, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto STEVEN L. O'NEIL, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 7 in Block 2 of Evergreen Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except for those noted above and that Grantor will warrant and forever defend that above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above described encumbrances.

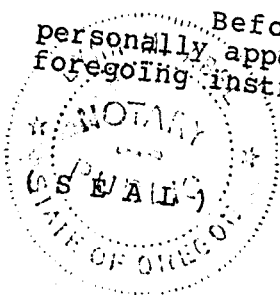
The true and actual consideration paid for this transfer is the sum of \$4,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of December, 1986.

STATE OF OREGON)
 County of Benton) ss.

Donald M. Bowman
 Donald M. Bowman

Before me this 23 day of December, 1986, personally appeared the above named Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.



Lynn M. Abel
 Notary Public for Oregon
 My Commission Expires: 8-1-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of December of 1986 A.D., at 2:11 o'clock P M., and duly recorded in Vol. M86 on Page 23738 the 23rd day

FEE \$10.00

Evelyn Biehn, County Clerk
 By Pat Smith