

KNOW ALL MEN BY THESE PRESENTS, That KERRY S. PENN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID A. BOWEN and RYAN J. CARROLL not as tenants in common, but with right\*\*, 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:

Lot 10 in Block 3 of TRACT 1155 - TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3407 035B0 02300

\*\*trust Deed recorded at M87 Page 19768 in favor of Donald Lefler & Phyllis Lefler which the grantee assumes and agrees to pay.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

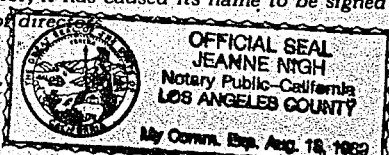
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, agreements, those of record and apparent to the land as of the date of this deed together with\*\* 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 \$ 35,000.00

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 9th day of September, 1988; 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)



Kerry S. Penn

STATE OF OREGON, County of Klamath

County of Los Angeles

September 9, 1988

STATE OF OREGON, County of Klamath

Personally appeared Kerry S. Penn

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 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)

(OFFICIAL SEAL)

Jeanne Nigh

Notary Public for Oregon California Notary Public for Oregon

My commission expires: Aug. 18, 1989 My commission expires:

Penn  
18840 Ventura Blvd, Suite 215  
Tarzana, CA 81356

GRANTOR'S NAME AND ADDRESS

Bowen/Carroll  
21418 Dumbleweed Way  
Saugus, CA 91350

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Bowen/Carroll  
above address

NAME, ADDRESS, ZIP

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

Bowen/Carroll  
Above Address

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Sept., 1988, at 12:26 o'clock P.M., and recorded in book M88 on page 15697 or as file/reel number 91754, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline Muller, Deputy

Fee \$8.00