



Aspen #01033222

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 JAMES L. BRADLEY
 EVA M. BRADLEY
 2055 Greenspring Dr.- #24
 Klamath Falls, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

DONALD M. BOWMAN hereinafter called GRANTOR, convey(s) to JAMES
 L. BRADLEY and EVA M. BRADLEY, husband and wife, hereinafter
 called GRANTEES, all that real property situated in the County
 of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
 REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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." 9B
EB

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) Rights of the
 public in and to any portion of the herein described premises
 lying within the boundaries of roads or highways. 2) Rules and
 regulations and statutory powers of Pine Grove Irrigation
 District. 3) Easement, including terms and provisions thereof,
 recorded December 13, 1957, in Book 296 at page 232.

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$7,500.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 17th day of March, 1989.

Donald M. Bowman
 DONALD M. BOWMAN

OREGON
 STATE OF ~~NEVADA~~, County of Washington)ss.

MARCH 24, 1989.

Personally appeared the above named DONALD M. BOWMAN and
 acknowledged the foregoing instrument to be HIS voluntary act
 and deed.

Before me: Adah E. Tapani
 Notary Public for ~~NEVADA~~ OREGON
 My Commission Expires: My Commission Expires June 25, 1990

89 MAR 29 AM 10 48

A tract of land situated in the SE 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the North boundary line of the Klamath Falls-Lakeview Highway, said point being East a distance of 30 feet and South a distance of 1821.4 feet from the Northwest corner of the NE 1/4 NE 1/4 of said Section 7, said corner being also the Northeast corner of Junction Acres Subdivision: continuing thence North parallel to the West line of the E 1/2 NE 1/4 of said Section 7 a distance of 132 feet; thence East a distance of 270.4 feet; thence Southerly a distance of 170 feet, more or less to the North boundary line of said Klamath Falls-Lakeview Highway; thence Westerly along the Northerly boundary line of said Highway 277.6 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
of March A.D., 19 89 at 10:48 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 5207
Evelyn Biehn
By Pauline Muckendorfer County Clerk

FEE \$13.00