

5927



KLAMATH COUNTY TITLE COMPANY

Vol. m89 Page 18583

K-41712  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

GORDON BOWMAN & SON, INC., an Oregon Corporation,  
GORDON B. BOWMAN AND FLORENCE M. BOWMAN  
conveys and warrants to LLOYD L. NELSON AND PATRICIA A. NELSON, husband and wife, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

1989 OCT 3 AM 8 42  
LSD 68

This property is free of liens and encumbrances, EXCEPT  
Subject to reservations and restrictions of record, rights of way, and  
easements of record and those apparent upon the land, contracts and/or  
liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 520,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES.

DATED this 29th day of September 19 89 If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

Gordon B. Bowman  
GORDON B. BOWMAN

GORDON BOWMAN & SON, INC., an Oregon  
Corporation

Florence M. Bowman  
FLORENCE M. BOWMAN

BY: Gordon Bowman

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 29th day of September 19 89  
by Gordon B. Bowman and  
Florence M. Bowman

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 29th day of September 19 89  
by Gordon Bowman, President and  
by \_\_\_\_\_  
of Gordon Bowman & Son, Inc.  
a corporation, on behalf of the corporation.

Debra Budington  
Notary Public for Oregon  
My commission expires: 12-19-92

Debra Budington  
Notary Public for Oregon  
My commission expires: 12-19-92

After recording return to:  
Mr. & Mrs. Lloyd Nelson  
2005 Buckey Way  
Sparks, Nevada 89431  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Lots 19 and 20, and N 1/4 SW 1/4 in Section 2, Township 40 South, Range 11 E.W.M., less portions deeded to United States of America in Deed 37 page 628, and in Deed 38 page 512, and further excepting that portion deeded to Wood River Investment Co., in Deed Volume 84 page 219; records of Klamath County, Oregon.

Lots 14 and the S 1/2 of Lot 11, in Section 2, Township 40 South, Range 11 E.W.M.

ALSO, a parcel of land situated in Government Lots 5, 12, and 13 in Section 2, and Government Lots 8 and 9, in Section 3, Township 40 South, Range 11 E.W.M., more particularly described as follows:

Beginning at the N 1/16 corner common to said Sections 2 and 3; thence North 1365.49 feet to a 1/2 inch pipe described in Volume 2 page 183 of the Klamath County Road records; thence North 1350.00 feet to the True Point of Beginning of this description; thence West 1367 feet, more or less, to the West line of said Government Lot 8; thence Southerly, along the Westerly lines of said Government Lots 8 and 9, 1359.01 feet to a point in the centerline of Schaupp Road; thence N. 89°37'20" E. 1360.07 feet to said 1/2 inch pipe; thence South 1365.49 feet to said N 1/16 corner; thence S. 89°04'32" E. along the centerline of Bedford Road as constructed, 1297.4 feet, more or less, to the East line of Government Lot 13; thence Northerly, along the East line of said Government Lots 13, 12, and 5, 2736.50 feet to a point; thence West 1279.40 feet to the true point of beginning.

SAVING AND EXCEPTING any portion in Volume M77 page 3655, Deed records of Klamath County, Oregon.

ALSO, Beginning at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 2, Township 40 South, Range 11 E.W.M.; thence Southwesterly along the West line of an old farm road to the County Road or Highway, 2027 feet to an iron pin; thence Northwesterly along the North line of said highway 2300 feet, more or less, to the Southwest corner of the NW 1/4 SW 1/4 of said Section 2; thence Easterly along the Southline of the N 1/4 SW 1/4 of said Section 2, to the point of beginning.

SAVING AND EXCEPTING the following: Beginning at a point which lies 767 feet Southwesterly along an Old Farm Road from the Northwest corner of the SW 1/4 SE 1/4 of said Section 2; thence continuing Southwesterly along the old farm road 1260 feet, more or less, to the Northerly right of way line of the County Road, known as Schaupp Road; thence Northwesterly along the Northwest right of way line of Schaupp Road, 1400 feet; thence Easterly 1610 feet to the point of beginning.

PARCEL 2:

A portion of the S 1/2 SW 1/4 of Section 2 and the NE 1/4 NW 1/4 of Section 11, Township 40 South, Range 11 E.W.M., Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point which lies 767 feet Southwesterly along an old farm Road from the Northwest corner of the SW 1/4 SE 1/4 of said Section 2; thence continuing Southwesterly along the old farm road 1260 feet, more or less, to the Northerly right of way line of the County Road, known as Schaupp Road; thence Northwesterly along the Northwest right of way line of Schaupp Road, 1400 feet, thence Easterly 1610 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of Sept. A.D., 19 89 at 8:42 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 18583.

FEE

\$13.00

Evelyn Biehn - County Clerk  
By Quentin Mulholland