

6397

WARRANTY DEED

Vol. m89 Page 19462KNOW ALL MEN BY THESE PRESENTS, That JOHN T. BOWERS and DARLENE M. BOWERS,
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYNA M. LARSON,
A MARRIED WOMAN AS HER SEPARATE PROPERTY
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:

A tract of land in Lot 2, Junction Acres Subdivision, as recorded March 6, 1926 in Book 7 Page 30 in the Klamath County Clerk's Office, situated in the SW 1/4 of Section 6, T39S, R10EW, Klamath County, Oregon, more particularly described as follows:

That portion of said Lot 2, Junction Acres Subdivision, lying north of the south line of said Section 6.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 THOSE OF RECORD

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 \$ NONE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 October, 1989; 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.

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.

STATE OF OREGON, }
County of Klamath } ss.
1989

Personally appeared the above named
John T. Bowers and Darlene M. Bowers

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JOHN T. BOWERS

DARLENE M. BOWERS

STATE OF OREGON, County of KLAMATH) ss.
OCTOBER 9, 1989Personally appeared JOHN & DARLENE BOWERS and

who, being duly sworn,
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:

Notary Public for Oregon

My commission expires: 2-1-93

John T. Bowers & Darlene M. Bowers
2742 Vale Road
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Rayna M. Larson
3006 Vale Road
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael C. Miller
601 Main Street, Suite 210
Klamath Falls OR 97601-6007
NAME, ADDRESS, ZIP

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

Rayna M. Larson
3006 Vale Road
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of Oct., 1989, at 2:47 o'clock A.M., and recorded in book/reel/volume No. M89 on page 19462 or as fee/file/instrument/microfilm/reception No. 6397, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Darlene M. Nielsen Deputy

Fee \$8.00

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