

WARRANTY DEED

AFTER RECORDING RETURN TO: KEVIN J. BOWER C. CHRISTINE BOWER 1037 Laurel Street Klamath Falls, OR 97601

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

WILLIAM H. RISSER hereinafter called GRANTOR(S), convey(s) to KEVIN J. BOWER and C. CHRISTINE BOWER, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of the SE 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 1,564 feet East and 280 feet South of the Southwest corner of the NW 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, and running thence East 105 feet; North 50 feet; West 105 feet; and South 50 feet to the point of beginning.

Code 4 Map 3909-5BD TL 1000

"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."

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) Agreement, recorded December 6, 1920 in Book 54 at page 432.

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 \$33,500.00.

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 day of December 1989.

WILLIAM H. RISSER

OI CILLOUIT,	STATE OF OREGON	r.
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County of Oregon

BE IT REMEMBERED, That on this 15th day of December 1989 before me, the undersigned, a Notary Public in and for said County and State, parameter appeared the within named William H. Risser

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.
y Commission expires 4/9/93

known acknowledged to GENERAL ACKNOWLEDGIAENT

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Filed for record at request of Asp£n Title Co. the 15th of Dec. A.D., 19 89 at 3:35 o'clock P.M., and duly recorded in Vol.									
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