

1-1-74

10659

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALAN BOWKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD C. FRIESEN

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:

Those portions of Lots 3 through 10, Block 11 of CHELSEA ADDITION: Beginning at the southeast corner of said Block 11; thence S.89°51'00"W. along the south line of said block, 125.00 feet to a point; thence N.16°16'14"W., 90.67 feet; thence N.05°32'20"W., 113.31 feet to a point on the north line of Lot 3 of said Block 11; thence N. 89°53'45"E., along the north line of said Lot 3, a distance of 28.58 feet to the westerly right-of-way line of The Dalles-California Highway; thence S.38°59'16"E., along said right-of-way line, 211.12 feet to the east line of said Block 11; thence S.00°06'00"W., along said east line of Block 11, a distance of 35.45 feet to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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

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

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 15 day of March, 1984; 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.

*Alan Bowker*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

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Personally appeared the above named ALAN BOWKER

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-85

STATE OF OREGON, County of ) ss.  
19

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of Jan., 1990, at 10:33 o'clock A.M., and recorded in book/reel/volume No. M90 on page 1840 or as document/fee/file/instrument/microfilm No. 10659, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By *Rauline Muckendorfs* Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

90 JUN 25 AM 10 33