

#01034622  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Joe C. Bowers  
5116 Bristol  
Klamath Falls, OR 97603

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

GARY A. SHILL and JOYCE D. SHILL, husband and wife, hereinafter called GRANTOR(S), convey(s) to JOE C. BOWERS and DEBORAH L. BOWERS, husband and wife, hereinafter called GRANTEE(S), 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." x *JB DB*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District. 2) Conditions, covenants, easements and Restrictions, including the terms and provisions thereof, recorded April 1, 1947 in Book 204, page 231.,

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 \$69,000.00.

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 5th day of March, 1990.

*Gary D. Shill*  
GARY D. SHILL

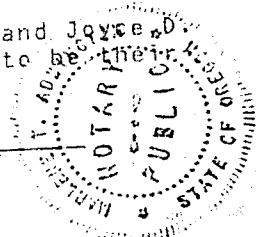
*Joyce D. Shill*  
JOYCE D. SHILL

STATE OF OREGON, County of Klamath)ss.

March 5, 1990.

Personally appeared the above named Gary D. Shill and Joyce D. Schill, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *W. Darlene P. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.



1990 MAR 13 AM 11 33

## EXHIBIT "A"

The following described real property in Klamath County, State of Oregon:

A piece or parcel of land situate in the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and more fully described as follows:

Beginning at a point in the center line of a 60-foot roadway, from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89 degrees 28 minutes West along the said roadway center line 329.3 feet, and South 0 degrees 09 minutes East along the North and South center line of the said Section 11, as marked on the ground by a well established fence line 1663.6 feet; and running thence South 0 degrees 16 minutes East 331.9 feet, more or less, to a point in the South boundary line of the said S 1/2 of the NW 1/4 of the SE 1/4 of said Section 11; thence South 89 degrees 31 1/2 minutes East along the boundary line 130.3 feet; thence North 0 degrees 16 minutes West 334.2 feet, more or less, to the center line of the before mentioned roadway; thence South 89 degrees 28 minutes West 130.8 feet, more or less, to the point of beginning.

Tax Acct. No.: 041 - 3909-01108-01800 Key No.: 557588

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day  
of March A.D. 19 90 at 11:33 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 4618

Evelyn Biehn, County Clerk

By Pauline Musselwhite

FEES \$33.00