

KNOW ALL MEN BY THESE PRESENTS, That Nelda Ann Herman, who acquired title as Nelda Ann Bunker  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard W. Bowman, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
see attached legal description made a part 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."*

*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 and the above granted premises, free from all encumbrances,  
except all those of record and those apparent to the land as of the date of this deed.*

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 \$ 15,000.00

XX  
part of the consideration (purchase price). [The sentence between the symbols ; if not applicable, should be deleted.  
XXXXXXXXXXXXXXXX

*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 27 day of April, 19 90; 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.

Nelda Ann Herman

~~Nelda Ann Herman, who acquired title  
as Nelda Ann Bunker~~

STATE OF OREGON, )  
County of Klamath ) ss.  
April 27<sup>th</sup>, 19 90

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, h for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
Nelda Ann Herman

\_\_\_\_\_, 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:

(OFFICIAL SEAL): Before me, Barbara J. Turner  
Notary Public for Oregon  
My commission expires: 6-16-92

Nelda Ann Herman  
Rt 1 Box 647  
Klamath Falls, OR 97603

Richard W. Bowman  
2425 Summers Lane #4  
Klamath Falls, OR 97603

Richard W. Bowman  
2425 Summers Lane #4  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

**Richard W. Bowman**  
2425 Summers Lane #4  
Klamath Falls, OR 97603

STATE OF OREGON, ss.  
County of \_\_\_\_\_  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

MTC NO: 22525-D

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 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, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 719.0 feet and South 0 degrees 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0 degrees 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89 degrees 31 1/2' East along the said boundary line 128.2 feet; thence North 0 degrees 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89 degrees 28' West 128.2 feet more or less to the place of beginning.

EXCEPTING THEREFROM the Easterly 64.1 feet thereof.

Tax Account No.: 3909 011DB 02200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of April A.D., 19 90 at 2:20 o'clock P M., and duly recorded in Vol. M90  
of Deeds on Page 7927  
By Evelyn Biehn County Clerk  
Gautier Mullendore

FEE \$33.00