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17663

WARRANTY DEED

Vol. 1790 Page 14177  
Gordon B. and Florence M. Bowman

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gordon James Bowman, 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:

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, 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 North 10° 14' West 30 feet and South 89° 26' West 30 feet from the Southeast corner of said Section 3; thence South 89° 26' West 120 feet to a point; thence North 10° 14' West 125 feet to a point; thence North 89° 26' East 120 feet to a point; thence South 10° 14' East 125 feet to a point of beginning.

EXCEPTING THEREFROM the Northerly 12 feet.

(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 \$..... gift.....  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6 day of July, 1990; 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 Curry ss.  
July 6, 1990

Personally appeared the above named Gordon B. Bowman & Florence M. Bowman  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Vickie Wheeler  
Notary Public for Oregon  
My commission expires: 8-4-91

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 be-  
half 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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

Return Jim Bowman  
14854 Oceanview Drive  
Brookings, Oregon 97415

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:

As above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
17 day of July, 1990,  
at 1:52 o'clock PM., and recorded  
in book/reel/volume No. M90 on  
page 14177 or as fee/title/instru-  
ment/microfilm/reception No. 17663  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehne

SPACE RESERVED  
FOR  
RECORDER'S USE

28.00

NAME TITLE  
By Berntha S. Retsch Deputy

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