

24446

WARRANTY DEED

Vol. 91 Page 376

KNOW ALL MEN BY THESE PRESENTS, That L. B. Rogers

aka LAURA BELLE ROGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Larry Ellis Bowman and Suzanne L. 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:

That part of the NE 1/4 SE 1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9), E.W.M., described as:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) Thence southerly along the Westerly boundary a distance of 365 feet to the point of beginning, thence East a distance of 550 feet; thence South a distance of 175 feet; thence West a distance of 550 feet; thence North a distance of 175 feet to the point of beginning, being rectangular in shape 175 feet by 550 feet, reserving however, unto the Grantor, his heirs and assigns, an easement over, upon and across the easterly 50 feet thereof.

The above description is identified in the GERHART PLAT as LOT # 10.-----

(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 \$ 1,500.00

~~Howsoever 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 4TH day of JANUARY, 1991; 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.

L. B. Rogers

L. B. ROGERS

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 LANE) ss.
JANUARY 4, 1991

Personally appeared the above named

L. B. ROGERS

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

NOTARY PUBLIC
STATE OF OREGON

Notary Public for Oregon

My commission expires: 3/20/94

STATE OF OREGON, County of) ss.
1991

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:

(If executed by a corporation, affix corporate seal)

L. B. Rogers

3971 Westward Ho

Eugene, Oregon 97401

GRANTOR'S NAME AND ADDRESS

Larry & Suzanne Bowman

277 SE Birchwood

Dallas, Oregon 97338

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry & Suzanne Bowman

277 SE Birchwood

Dallas, Oregon 97338

NAME, ADDRESS, ZIP

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

Larry & Suzanne Bowman

277 SE Birchwood

Dallas, Oregon 97338

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of Jan., 1991, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M91 on page 376 or as fee/file/instrument/microfilm/reception No. 24446, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra J. Mullenda Deputy

Fee \$28.00