

OK 24715

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BETTY A. BOWLING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD W. CONKLIN and ANTOINETTE M. CONKLIN, husband and wife, 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:

The Easterly one-third of Lot 8, Block 5, First Addition to Keno Whispering Pines to Klamath County, Oregon, containing 1.56 acres; being more particularly described as follows: Beginning at a 5/8" rebar marking the Southeast corner of Lot 8, Block 5; thence West 215.31 feet, along the Northerly right of way line of Pioneer Drive, to a 1/2" rebar; thence N. 00°02'24" E. 315.00 feet to a 1/2" rebar; thence East 215.09 feet to a 1/2" rebar on the Westerly right of way line of Grenada Lane; thence South 315.00 feet, along said right of way line, to the point of beginning.

(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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 7,655.22

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

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 12<sup>th</sup> day of February, 1988; 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~~ California } ss.  
County of Stanislaus  
February 12, 1988

Personally appeared the above named  
Betty A. Bowling

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

Before me:  
(OFFICIAL SEAL) Jean R. Karns  
Notary Public for Oregon  
My commission expires: 8/17/88

STATE OF OREGON, County of Klamath } ss.  
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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harold Conklin  
PO Box 1641  
OAKDALE, CA 95361

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of Jan., 19 91, at 3:54 o'clock P.M., and recorded in book/reel/volume No. M91 on page 791 or as fee/file/instrument/microfilm/reception No. 24715, Record of Deeds of said county.

Witness my hand and seal of County affixed.

...Evalyn Biehn, County Clerk...  
NAME TITLE

By Pauline Mulinder Deputy

Fee \$28.00

JAN 11 PM 3 54