

OK

25085

WARRANTY DEED

Vol. m91 Page 1407KNOW ALL MEN BY THESE PRESENTS, That WM. S. & Eilene Mardock

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry E. & 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 $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 $\frac{1}{4}$ SE $\frac{1}{4}$) thence Southerly along the Westerly boundary a distance of 715' feet to the true 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.

RESERVING HOWEVER, unto the grantor, his heirs and assigns, an easement over, upon and across the easterly 50 feet thereof,-----

(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 \$ 1.00.

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 \circ , 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 2 day of Oct, 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, } ss.
County of Ochute, 1990

Personally appeared the above named William S. Mardock and Eilene V. Mardock and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Karen Walters
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: MAY 04, 1991

STATE OF OREGON, County of ss.
Personally appeared , 19

 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)

WM. S. & Eilene Mardock
633 Lucky Devil Trail
Julien, Calif. 92036
GRANTOR'S NAME AND ADDRESS

Larry E. & Suzanne L. Bowman
277 SE Birchwood
Dallas, Oregon 97338
GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry E. & Suzanne L. 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 E. & Suzanne L. 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 23rd day of Jan, 1991, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M91 on page 1407 or as fee/tile/instrument/microfilm/reception No. 25085, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$28.00

By Daniel M. Mardock Deputy