

39728

MYC # 20503

## WARRANTY DEED

Vol. m92 Page 696

KNOW ALL MEN BY THESE PRESENTS, That Christopher J. Krinke and Lorinda S. Krinke, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Larry Bowman and Suzanne 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 portion of the NE1/4 SE1/4 of Section 26, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the NE1/4 of the SE1/4, thence North a distance of 400 feet; thence East a distance of 550 feet; thence South a distance of 400 feet; thence West a distance of 550 feet to the Southwest corner of the NE1/4 of the SE1/4, which is the point of beginning.

That part of the NE1/4 SE1/4 of Section 26, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, describe as follows:

Beginning at the Northeast corner of the NE1/4 SE1/4 of said Section 26; thence West 220 feet to a point; thence South 720 feet to the true point of beginning; thence West a distance of 550 feet along Lot 4 (Gerhart Plat); thence South a distance of 30 feet to the Northwest corner of Lot 3 (Gerhart Plat); thence East 550 feet to the Northeast corner of Lot 3 (Gerhart Plat); thence 30 feet North to the Southeast corner of Lot 4 (Gerhart Plat).

TOGETHER WITH an easement for road across the East and Southeasterly 50 feet of that property conveyed by L. W. Gerhart to C. W. Wright, Sr. by Warranty Deed recorded September 28, 1956 in Book 287, page 67, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement over, upon and across the Easterly 20 feet of that property conveyed by Luke W. Gerhart to Tim B. and Geneva Stivers by Warranty Deed recorded April 9, 1968 in Volume M68, page 2780, Microfilm Records of Klamath County, Oregon.

Christopher & Lorinda S. Krinke  
HC 61 Box 79  
Lapine, OR 97739

GRANTOR'S NAME AND ADDRESS

Larry & Suzanne Bowman  
277 SE Birchwood  
Dallas, OR 97338

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Larry and Suzanne Bowman  
277 SE Birchwood  
Dallas, OR 97338

NAME, ADDRESS, ZIP

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

Larry and Suzanne Bowman  
277 SE Birchwood  
Dallas, OR 97338

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and recorded in book/reel/volume \_\_\_\_\_, on page \_\_\_\_\_, or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_ Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

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AND ALSO TOGETHER WITH a perpetual non-exclusive easement to use a strip of land 20 feet wide across and existing road as set forth in Easement recorded September 12, 1980 in Volume M80, page 17293, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for roadway across the Easterly 50 feet of that property conveyed by Luke W. Gerhart to Beulah R. Hall, et al, by deed recorded September 28, 1956 in Book 287, page 66, Deed Records of Klamath County, Oregon.-----

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.

BEFORE ME, the undersigned authority, on this 12th day of December, 1991, personally appeared Christopher Krinke and Lorinda S. Krinke, known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purposes and consideration therein expressed.

My commission expires 12-31-92. I, \_\_\_\_\_, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly acknowledged before me on the day and date above written.

warrant and forever defend the above granted 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 \$4,000.00. 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 @, 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 12th day of Dec, 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.

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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Deschutes }  
12-31-1991  
Personally appeared the above named  
Christopher Krinke  
and Lorinda S. Krinke

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

Before me:  
(OFFICIAL Notary Seal) Martha E. Hendry  
Notary Public for Oregon  
My commission expires 12-31-92  
7-895

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

STATE OF OREGON, ) ss.  
County of Klamath )

Filed for record at request of:

Mountain Title Co.  
on this 14th day of Jan. A.D. 19 92  
at 9:14 o'clock A.M. and duly recorded  
in Vol. M92 of Deeds Page 696  
By Evelyn Biehn County Clerk  
By \_\_\_\_\_ Deputy.

Fee, \$33.00