

41569

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JOHN C. BOWDEN and F. MARLENE BOWDEN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
DANNY R. HODGE
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the 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 S 1/2 of the SE 1/4 of the SW 1/4 of Section 31, Township 38 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon.

"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."

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 and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed _____ 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 \$ 12,000.00

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 26th day of February, 19 92 ;
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.

STATE OF OREGON,
County of Klamath ss.
February 26, 19 92

John C. Bowden
JOHN C. BOWDEN
F. Marlene Bowden
F. MARLENE BOWDEN

Personally appeared the above named _____
JOHN C. BOWDEN
F. MARLENE BOWDEN

_____ and acknowledged the foregoing instrument to be _____ their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____



JOHN C. BOWDEN and F. MARLENE BOWDEN	
KLAMATH FALLS, OR	
GRANTOR'S NAME AND ADDRESS	
DANNY R. HODGE	
125 Sheldon St	
KLAMATH FALLS, OR 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
DANNY R. HODGE	
125 Sheldon St	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
DANNY R. HODGE	
125 Sheldon St	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 28th day of Feb., 19 92, at 11:19 o'clock A M., and recorded in book M92 on page 4118 or as file/reel number 41569.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY