090 04 14691 ATC#38508

46065

Aspen TITLE & ESCROW, INC.

Vol. m92 Page 12760

WARRANTY DEED (INDIVIDUAL)

WANDA J. CONLEY, hereinafter called grantor, convey(s) to J. CLAUDE BOWDEN and THELMA M. BOWDEN, husband and wife, as to an undivided 1/2 interest; and MAURICE C. WALKER* all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 14, Block 2, of the Subdivision of Blocks 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-11AD TL 1300

*and JUANITA WALKER, husband and wife, as to an undivided 1/2 interest, as tenants in common.

'92 JUN 11 PM 3 12

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $52,000.00. ~~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) / (Delete between symbols, if not applicable. See ORS 93.030) /~~

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of June, 19 92.

Wanda J. Conley

Wanda J. Conley

STATE OF OREGON, County of Klamath)ss.

June 11, 19 92.

Personally appeared the above named Wanda J. Conley and acknowledged the foregoing instrument to be her voluntary act and deed.

OFFICIAL SEAL
TRACIE V. CHANDLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 000112
MY COMMISSION EXPIRES JULY 06, 1994

Before me: Tracie V. Chandler

Notary Public for Oregon

My Commission Expires: 7-6-94

Wanda J. Conley

GRANTOR'S NAME AND ADDRESS

J. Claude and Thelma M Bowden
Maurice C. and Juanita Walker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of June, 19 92, at 3:12 o'clock P M., and recorded in book/reel/volume No. M92 on page 12760 or as document/fee/file/instrument/microfilm No. 46065, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deulene Mulendore Deputy

Fee $30.00

FORM 685-2.5M