



**Aspen**  
TITLE & ESCROW, INC.

#01039539  
WARRANTY DEED

AFTER RECORDING RETURN TO:

HOWARD J. BOURQUIN  
3646-B Aspen Village Way  
Santa Ana, CA. 92704

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

EDWARD G. BOWERS and MARJORIE M. BOWERS, husband and wife  
hereinafter called GRANTOR(S), convey(s) to HOWARD J. BOURQUIN  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 52, LEWIS TRACTS, in the County of Klamath, State of Oregon.

Code 41 Map 3809-35CD TL 4300

"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."

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, those apparent on the land and Trust Deed in  
favor of Klamath First Federal Savings and Loan Association  
recorded in Book M-78 at page 9819, which Grantee herein hereby  
assumes and agrees to pay.

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  
\$37,000.00.

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 4th day of March 1993.

Edward G. Bowers  
EDWARD G. BOWERS

Marjorie M. Bowers  
MARJORIE M. BOWERS

STATE OF OREGON, County of Klamath)ss.

On this 4th day of March, 1993,

Personally appeared the above named EDWARD G. BOWERS and  
MARJORIE M. BOWERS and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me, W. Arlene P. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 4th day  
of March A.D., 1993 at 3:08 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 4578.

FEE \$30.00

Evelyn Biehn, County Clerk

By Arlene Muckelbauer