

64404

WARRANTY DEED

Vol. m93 Page 16648

KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and Thelma M.

Bowden, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R.

Denham

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:

Lot 15, LESS the Southeasterly 5 feet thereof, in WINEMA GARDENS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations, restrictions, easements, set back lines as shown on the plat and in the dedication of Winema Gardens, and modified by an instrument recorded April 21, 1960 in Book 320 at page 437, Deed Records of Klamath County, Oregon.
4. Building and use restrictions, including the terms and provisions thereof, recorded July 15, 1959 in Book 13 at page 472, Miscellaneous (for continuation of this deed see reverse side of this document)

(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

except as noted of record as of the date of this deed and those apparent upon the land, if any, as of 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 \$46,500.00

~~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 15th day of August, 1980; 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.

(If executed by a corporation, affix corporate seal)

J. Claude Bowden

Thelma M. Bowden

Thelma M. Bowden

STATE OF OREGON,)
County of Klamath) ss.
August 12, 1980.

STATE OF OREGON, County of) ss.
August 12, 1980.

Personally appeared _____ 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 _____

Personally appeared the above named _____
J. Claude Bowden and Thelma M. Bowden, husband and wife.

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

_____, 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: 3-22-81

Before me:
(OFFICIAL SEAL) _____
Notary Public for Oregon
My commission expires: _____

J. Claude Bowden,
P.O. BOX 7596
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
James R. Denham
3939 Redondo Way
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

JACK & BONNIE HARPAM
5641 Bartlett
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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 No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

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Records of Klamath County, Oregon, and amended August 13, 1959 in Book 13 at page 496, Miscellaneous Records, and modified by an instrument recorded April 21, 1960 in Book 320 at page 437, Deed Records of Klamath County, Oregon.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

Recorded : May 26, 1960 Book: 321 Page: 440

5. Restrictions, including levies, liens, assessments, release of
any and movement of the South Suburban Sanitary District.
6. Restrictions, easements, set back lines as shown
on the plan and in the dedication of Winema Gardens, and modified by
an instrument recorded April 21, 1959 in Book 320 at page 437. Book
Records of Clatsop County, Oregon.
7. Building and use restrictions, including the terms and provisions
of deed recorded July 15, 1951 in Book 13 at page 412. Miscellaneous
Records of Clatsop County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of Mountain Title co the 12th day
of July A.D., 19 93 at 9:22 o'clock A. M., and duly recorded in Vol. M93,
of _____ of Deeds on Page 16648.
Evelyn Biehn County Clerk
By Quylene Mulholland

FFF \$35.00

1980 August 15th

010001 000000 .L

Thelma H. Toward

1. Edward J. Connelley and William M. Connelley, husband and wife, 1000 1/2

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used. The investigator must also identify the resources available for the investigation.

2. The second step in the process of the investigation is the collection of data. This is done by the investigator who is responsible for the investigation. The investigator must collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step.

3. The third step in the process of the investigation is the analysis of the data. This is done by the investigator who is responsible for the investigation. The investigator must analyze the data collected in the second step. The investigator must also analyze the data collected in the second step. The investigator must also analyze the data collected in the second step.

4. The fourth step in the process of the investigation is the interpretation of the results. This is done by the investigator who is responsible for the investigation. The investigator must interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step.

5. The fifth step in the process of the investigation is the presentation of the results. This is done by the investigator who is responsible for the investigation. The investigator must present the results of the investigation to the appropriate authorities. The investigator must also present the results of the investigation to the appropriate authorities. The investigator must also present the results of the investigation to the appropriate authorities.

6. The sixth step in the process of the investigation is the evaluation of the results. This is done by the investigator who is responsible for the investigation. The investigator must evaluate the results of the investigation. The investigator must also evaluate the results of the investigation. The investigator must also evaluate the results of the investigation.

7. The seventh step in the process of the investigation is the conclusion. This is done by the investigator who is responsible for the investigation. The investigator must conclude the investigation. The investigator must also conclude the investigation. The investigator must also conclude the investigation.

8. The eighth step in the process of the investigation is the dissemination of the results. This is done by the investigator who is responsible for the investigation. The investigator must disseminate the results of the investigation. The investigator must also disseminate the results of the investigation. The investigator must also disseminate the results of the investigation.

9. The ninth step in the process of the investigation is the follow-up. This is done by the investigator who is responsible for the investigation. The investigator must follow-up on the results of the investigation. The investigator must also follow-up on the results of the investigation. The investigator must also follow-up on the results of the investigation.

10. The tenth step in the process of the investigation is the final report. This is done by the investigator who is responsible for the investigation. The investigator must prepare a final report on the investigation. The investigator must also prepare a final report on the investigation. The investigator must also prepare a final report on the investigation.

STATE OF OHIO

County of _____

I, _____, Clerk of the Court of Common Pleas for the County of _____, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same is on file in the office of the Clerk of the Court of Common Pleas for the County of _____.

Witness my hand and seal of office at _____, Ohio, this _____ day of _____, 19____.

Clerk of the Court of Common Pleas

By _____, Deputy Clerk