

65501

MOUNTAIN TITLE COMPANY

Vol. 93 Page 18886

WARRANTY DEED  
MTC 30167-KR

KNOW ALL MEN BY THESE PRESENTS, That GREGORY G. BOMBINSKI and LYNN M. BOMBINSKI, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE C. BOWERS and DEBORAH L. BOWERS, husband and wife 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:

Lot 31 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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"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 \$ 125,000.00

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 29 day of July, 19 93; 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 ARIZONA  
County of Maricopa, ss.  
July 29, 19 93.

Personally appeared the above named  
GREGORY G. BOMBINSKI  
LYNNE M. BOMBINSKI

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me: My Commission Expires Sept. 30, 1994

Notary Public for Oregon Arizona  
My commission expires:

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 \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

GREGORY G. BOMBINSKI and LYNN M. BOMBINSKI  
13163 N. 75TH DRIVE  
PEORIA, AZ 85381

GRANTOR'S NAME AND ADDRESS  
JOE C. BOWERS and DEBORAH L. BOWERS  
2460 WATSON STREET  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS  
JOE C. BOWERS and DEBORAH L. BOWERS  
2460 WATSON STREET  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP  
JOE C. BOWERS and DEBORAH L. BOWERS  
2460 WATSON STREET  
KLAMATH FALLS, OR 97603

FEE: \$30.00

Evelyn Biehn, County Clerk  
By Pauline Muehlendore Deputy  
Recording Officer

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