



KLAMATH COUNTY TITLE COMPANY

Vol. m93 Page 26744

K-42963-B

RECEIVED  
ACCOUNT SERVICE TEAM D  
MAY 13 1991STATUTORY WARRANTY DEED  
(Individual or Corporation)

FIRST TRUST CORP., TTEE FBO MICHAEL A. CLOUD, FTC ACCOUNT #D563766

conveys and warrants to CLAUDE J. BOWDEN AND THELMA M. BOWDEN, husband and wifethe following described real property in the County of Klamath and State of Oregon

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contract and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ clear title (Here comply with the requirements of ORS 91.030)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 23 day of May 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

FIRST TRUST CORP., TTEE FBO MICHAEL A. CLOUD, FTC ACCOUNT #D563766

BY: Dean Rodewald

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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.

Colorado

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Grant ss.The foregoing instrument was acknowledged before me this 23 day of May 19 91by Dean Rodewald and \_\_\_\_\_ of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_Michael D. Rice  
7301 N. Federal Blvd.  
Westminster, CO 80030  
My Commission Expires 5-18-93

THIS SPACE RESERVED FOR RECORDING OFFICE USE

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

The West 130 feet of a tract of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89°49' West a distance of 629.8 feet, and North 6°02' East a distance of 107.2 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6°02' East along said Westerly right of way line a distance of 180 feet; thence North 89°49' West a distance of 486.54 feet; thence South 6°02' West 180 feet; thence South 89°49' East 486.54 feet to the place of beginning.

A tract of land in the N $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which lies North 89°49' West a distance of 976.04 feet and South 6°02' West a distance of 1050.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 6°02' West a distance of 180 feet to a point; thence North 89°49' West a distance of 486.54 feet to a point; thence North 6°02' East a distance of 180 feet to a point; thence South 89°49' East a distance of 486.54 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING that portion of the above tract deeded to the State of Oregon for highway purposes.

RECEIVED  
COUNT SERVICE TEAM D

MAY 13 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day  
of Aug. A.D., 19 93 at 10:44 o'clock AM. and duly recorded in Vol. M93  
of Deeds on Page 20744

Evelyn Biehn County Clerk

By

FEE \$35.00