

WARRANTY DEED

MTC 31135-KR

KNOW ALL MEN BY THESE PRESENTS, That ELMER E. BOWMAN and BETTY E. BOWMAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIRGIL PROCHASKA and MAMIE PROCHASKA, husband and wife, hereinafter called 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 1 in Block 1 of TRACT 1002, LAWANDA HILLS, according to the official plat thereof file in the office of the County Clerk of Klamath County, Oregon. ~~EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by instrument recorded May 3, 1989 in Volume M89, page 7603, Microfilm Records of Klamath County, Oregon.~~

## MOUNTAIN TITLE COMPANY

"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 \$ 22,000.00

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 30th day of September, 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 OREGON,  
County of Klamath )  
September 30, 19 93 ss.

Personally appeared the above named  
ELMER E. BOWMAN  
BETTY E. BOWMAN

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

Before me:

Kristi L. Redd  
Notary Public for Oregon

My commission expires: 11/16/95



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)

ELMER E. BOWMAN and BETTY E. BOWMAN  
3415 CREST, SP. 49  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
VIRGIL PROCHASKA and MAMIE PROCHASKA  
11545 Wheeler Ave.  
Lake View Terrace, CA 91342

GRANTEE'S NAME AND ADDRESS  
VIRGIL PROCHASKA and MAMIE PROCHASKA  
11545 Wheeler Ave.  
Lake View Terrace, CA 91342

NAME, ADDRESS, ZIP

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

VIRGIL PROCHASKA and MAMIE PROCHASKA  
11545 Wheeler Ave.  
Lake View Terrace, CA 91342

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 30th day of Sept., 19 93, at 3:32 o'clock P.M. and recorded in book M93 on page 25378 or as file/reel number 68976 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Danette M. Mendenhall Deputy

Fee \$30.00