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11-30-93A10:09 RCVD

Volume 3 Page 31625

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

#03040648 *ED*  
AFTER RECORDING RETURN TO:

KENNETH R. RICE  
MARY L. GRIFFIN  
840 QUENSEL DRIVE  
VIRGINIA BEACH, VA 23454

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

J. CLAUDE BOWDEN and THELMA M. BOWDEN, husband and wife and  
MAURICE C. WALKER and JUANITA WALKER, husband and wife  
hereinafter called GRANTOR(S), convey(s) to KENNETH R. RICE and  
MARY L. GRIFFIN, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Parcel 2 of Major Partition 49-92 situated in Lot 14,  
Subdivision of Block 28 & 3, HOMEDALE, in the County of  
Klamath, State of Oregon.

Case #1 WED 1993-1140 IL 1101

"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, and those apparent on the land, and Trust Deed  
recorded in Book M92 at page 12761, which Grantee herein does not  
assume nor agree 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  
\$17,300.00.

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 15th day of November, 1993.

J. Claude Bowden  
J. CLAUDE BOWDEN

Maurice C. Walker  
MAURICE C. WALKER

Thelma M. Bowden  
THELMA M. BOWDEN

Juanita Walker  
JUANITA WALKER

STATE OF OREGON, County of Klamath)ss.

On this 15th day of November, 1993,

Personally appeared the above named J. CLAUDE BOWDEN and THELMA  
M. BOWDEN and MAURICE C. WALKER and JUANITA WALKER and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me: Carol Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-94

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 30th day  
of Nov. A.D., 19 93 at 10:09 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 31625  
FEE \$35.00  
Evelyn Biehn . County Clerk  
By Douglas Mulholland