03-02-94P01:55 RCV0

. 76953 spen TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 8404987 04040981

AFTER RECORDING RETURN TO; M.E. Edwards and H.A. Edwards and J.G. Tautkus and L.J. Owen Loretha Johnn Owen Po Box 1579 Tchachapi, CA 93581

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

ALICE A. BOWEN, hereinafter called GRANTOR(S), convey(s) MARION EUGENE EDWARDS and HOLLY ANN EDWARDS and JOSEPH GRAHAM TAUTKUS and LORETTA JOANN OWEN, not as tenants in common, but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The NW 1/4 NW 1/4 of Section 27, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Code 8, Map 3511-2700, Tax Lot 400

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 apparent upon the land,

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 \$10,000.00.

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 18th day of February, 1994.

alire a. Bowen ALICE A. BOWEN

STATE OF CALIFORNIA , County of LOS ANGELES) 55.

On <u>FEBRUARY 24</u>, 1994, personally appeared the above named ALICE A. BOWEN and acknowledged the foregoing instrument to be her voluntary act and deed.

or CALIFORNIA Before me:

Notary Public for <u>CALIFORNIA</u> My Commission Expires: <u>AUGUST 5, 1994</u>



Volmay Page 6581

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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