

79523



04-21-94P03:55 RCVD

Vol. m94 Page 11984

WARRANTY DEED

#01041338

AFTER RECORDING RETURN TO:

MR. & MRS. DWAYNE C. REICHLIN

X 300 Redwood St.
X Crescent City, Ca 95531

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

RONALD R. BOWERS and DANICE K. BOWERS, hereinafter called
GRANTOR(S), convey(s) to DWAYNE C. REICHLIN and CHARLENE L.
REICHLIN, husband and wife hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 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
\$138,000.00.

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 15th day of April, 1994.

Ronald R. Bowers
RONALD R. BOWERS

Danice K. Bowers
DANICE K. BOWERS
By Ronald R. Bowers
Attorney-in-fact

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 15th
day of April, 1994, by RONALD R. BOWERS and DANICE K. BOWERS, by
RONALD R. BOWERS, her attorney-in-fact.

Before me: Bandra S. Crane
Notary Public for Oregon
Commission No. 025921
My Commission Expires: 7/7/97

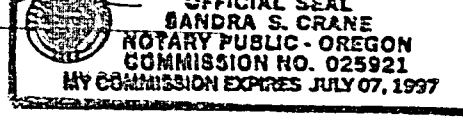


EXHIBIT "A"

A portion of the NW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 of said Section 7; thence South 00 degrees 12' 30" East along the section line a distance of 2302.0 feet to the point of beginning of this description; thence South 89 degrees 54' 30" East 660.0 feet to a point; thence South 00 degrees 12' 30" East 16.00 feet to a point; thence South 89 degrees 54' 30" East 86.79 feet to a point; thence North 15 degrees 40' 23" East 452.11 feet to a point; thence North 89 degrees 54' 30" West 870.52 feet to a point on the section line; thence South 00 degrees 12' 30" East 419.50 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion deeded to State of Oregon by and through its State Highway Commission in Book 232, Page 421, Deed Records of Klamath County, Oregon.

CODE 164 MAP 4010-700 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 21st day
of April A.D., 19 94 at 3:55 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 11984.
FEE \$35.00 Evelyn Biehn County Clerk
By Debra M. Henderson

ATE #01041338

AFTER RECORDING RETURN TO:
FIRST INTERSTATE BANK OF OREGON
RLS Quality Control MP-5
P.O. Box 3131
Portland, Oregon 97208

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Vol M94 Page 11986