

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. K-47642  
ESCROW NO. 27-22719  
TAX ACCT. NO. 133885  
MAP #

GRANTEE'S NAME AND ADDRESS:

ALLEN FORREST BOWEN  
P O BOX 1196  
KLAMATH FALLS, OR 97601

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

LEO W. GASTON Grantor,

conveys and warrants to:

ALLEN FORREST BOWEN, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 30.930.

The true consideration for this conveyance is \$16,500.00 . However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 13TH day of MARCH, 19 95.

GRANTOR(S):

Leo W. Gaston  
LEO W. GASTON

STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on 03-13, 19 95,  
by LEO W. GASTON

Karin Lea

Notary Public for Oregon

My commission expires: 05-05-96

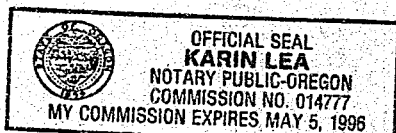


EXHIBIT "A"

LOT 21 IN BLOCK 6, JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. CONTRACTS, WATER RIGHTS, PROCEEDINGS, TAXES, AND ASSESSMENTS RELATING TO IRRIGATION, DRAINAGE, AND/OR RECLAMATION OF SAID LANDS; AND ALL RIGHTS OF WAY FOR ROADS, DITCHES, AND CONDUITS, IF ANY THERE MAY BE.
2. RIGHT OF WAY FOR POLE LINE DATED SEPTEMBER 2, 1960 AND RECORDED SEPTEMBER 26, 1960, IN VOLUME 324, PAGE 292, DEED RECORDS OF KLAMATH COUNTY, OREGON, AS FURTHER DEFINED BY NOTICE OF LOCATION DATED SEPTEMBER 25, 1961 AND RECORDED SEPTEMBER 28, 1961, IN VOLUME 332, PAGE 580, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RIGHT OF WAY EASEMENT DATED MAY 19, 1969 AND RECORDED MAY 22, 1969 IN VOLUME M69, PAGE 3857, AND RECORDED MAY 27 1969, IN VOLUME M69, PAGE 3955, ALL DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. RESERVATIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN THE DEDICATION AND SHOWN ON THE PLAT OF JACK PINE VILLAGE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day of March A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 5693.

FEE \$35.00

By Bernetha G. Letsch County Clerk