

MTC 3543A HF

## WARRANTY DEED

ARC INVESTMENTS, INC., A TEXAS CORPORATION,

Grantor(s) hereby grant, bargain, sell and convey to

RUDOLPH N. BOWMAN and CHERYN L. BOWMAN, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

West 82 feet of Lot 3, Block 31, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 and actual consideration for this conveyance is \$ 39,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2709 LAKESHORE DRIVE KLAMATH FALLS, OR 97601

Dated this 30<sup>th</sup> day of June, 1995.

ARC Investments, Inc.  
ARC INVESTMENTS, INC.

BY: Larry Curtis PRESIDENT  
LARRY CURTIS

## NOTARY ACKNOWLEDGEMENT

State of Oregon

County of KLAMATH

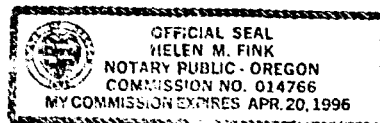
The foregoing instrument was acknowledged before me this June 30, 1995, by LARRY CURTIS, President, ~~XXXX~~ by XXXXXXX ARC INVESTMENTS, INC., a TEXAS corporation, on behalf of the corporation.

WITNESS My hand and official seal.

Helen M. Fink  
Notary Public for Oregon  
My Commission expires: 4 /20/96

(seal)

RETURN TO:  
RUDOLPH N. BOWMAN AND CHERYN L. BOWMAN  
2709 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day of June A.D. 1995 at 3:45 o'clock P.M., and duly recorded in Vol. M95 of Deeds on Page 17230.

FEE \$30.00

Bernetha G. Lersch  
By Connie H. Mueller County Clerk