

OK

6742

K-40232  
WARRANTY DEEDVol. 115 Page 26101

KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and Thelma M. Bowden

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Beverly J. Walters, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 Block 1 Stewart Addition  
AKA: 4535 Douglas, Klamath Falls, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,355.00

~~Now, the whole consideration consists of or includes other money or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5<sup>th</sup> day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

*[Signature]*  
Thelma M. Bowden

STATE OF OREGON, }  
County of Klamath } ss.  
December 5, 1988

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named  
J. Claude Bowden  
Thelma M. Bowden

and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me:

(OFFICIAL SEAL) *[Signature]*  
Notary Public for Oregon

My commission expires: April 22, 1989

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

1551 McClellan, Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Rt. 1 Box 761 Bonanza  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Beverly Walters  
21740 84th Ave So. #43  
Kent WA 98032  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Beverly J. Walters  
Rt. 1, Box 761 21740 84th Ave So. #43  
Bonanza, Oregon 97622 Kent WA 98032  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 26 day of Sept., 1995, at 3:38 o'clock P.M., and recorded in book/reel/volume No. M95 on page 26101 or as fee/file/instrument/microfilm/reception No. 6742, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
NAME TITLE

By Annette Mueller Deputy

Fee \$30.00

09-26-95P03:38 RCVD