

WARRANTY DEED

MTC 34159 MS
HARRIET S. BOWMER

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

FRANK S. JAKUBOWSKI,

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:

LOT 1, BLOCK 1 OF FIRST ADDITION TO MOYINA, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1289 PATTERSON STREET, KLAMATH FALLS, OR 97603

Dated this 9th day of October, 1995Harriet S. Bowmer
HARRIET S. BOWMER

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. October 9 1995Personally appeared the above named Harriet S. Bowmerand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Margaret A. StuartNotary Public for OregonMy commission expires 12-20-98

(seal)

Return to:

FRANK S. JAKUBOWSKI
1289 PATTERSON STREET
KLAMATH FALLS, OR 97603STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Companyon this 13th day of October A.D., 19 95
at 10:50 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 27613

Bernetha G. Letsch County Clerk

By Annette Mueller

Deputy.

Fee, \$30.00