

WARRANTY DEED

UTC 37318KR
 BOWERS EXCAVATING & FENCING, INC., an Oregon Corporation,
 Grantor(s) hereby grant, bargain, sell and convey to
 FRED T. OWEN and BARBARA L. OWEN, 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:

PARCEL 1: Parcel 3 of Land Partition 10-92, being a portion of Lot 71,
 FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon, being
 in the NE1/4 of the SE1/4 of Section 35, Township 38 South, Range 9 East
 of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: The West 790 feet of Tract 70, FAIR ACRES SUBDIVISION NO. 1,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon, excepting therefrom the Easterly
 5 feet of Homedale Road.

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 \$ 110,000.00 ~~120,000.00~~ *MB*

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 8787 JOHN DAY ROAD, GOLD HILL, OR 97525

Dated this 20th day of February, 1996

BOWERS EXCAVATING & FENCING, INC.

John T. Bowers Pres.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 20, 1996

by JOHN T. BOWERS

as PRESIDENT

of BOWERS EXCAVATING & FENCING, INC. an Oregon corporation

Kristi L. Redd
 Notary Public for Oregon

My commission expires 11/16/99



Return to:

FRED T. OWEN
 8787 JOHN DAY ROAD
 GOLD HILL, OR 97525

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title Co

on this 12th day of March A.D., 1996
 at 3:58 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 6701

Bernetha G. Letsch County Clerk,

By *Cheryl Russell* Deputy.

Fee, \$30.00