

OK

17061

WARRANTY DEED 26 APR 26 AM 11:55 Vol. M96 Page 11771

KNOW ALL MEN BY THESE PRESENTS, That DENNIS A. DEPUY, MARILYN R. DEPUY and CAROLYN R. COLLINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. BOWMAN and MARIANN E. BOWMAN husband and wife, 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:

The Easterly 197.25 feet of Lot 9, Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 except as above stated and liens, assessments, rules and regulations for irrigation, drainage and sewage and reservations, restrictions, easements, and rights of way of record and those apparent on the land 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 \$ 14,000.00

However, the actual consideration consists of or includes other property 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 53.030.)

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 4th day of September, 1986; 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.

x Dennis A. Depuy
x Marilyn R. Depuy
x Carolyn R. Collins

STATE OF OREGON,)
County of Klamath) ss.
September, 1986

STATE OF OREGON, County of Linn) ss.

Personally appeared Carolyn R. Collins

Personally appeared the above named DENNIS A. DEPUY & MARILYN R. DEPUY

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

Before me, Pamela Spruce
Notary Public for Oregon
My commission expires: 8/16/88

Before me, Mary C. Blanton
Notary Public for Oregon
My commission expires: 6/5/88

MR. & MRS. DEPUY & CAROLYN COLLINS
4325 Avalon
Klamath Falls, Oregon 97603

ROBERT & MARIANN BOWMAN
4132 Altamont
Klamath Falls, Oregon 97601

After recording return to:
ROBERT & MARIANN BOWMAN
4132 ALTAMONT
KLAMATH FALLS, OREGON 97601

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

ROBERT & MARIANN BOWMAN
4132 ALTAMONT
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of April, 1986, at 11:55 o'clock A.M., and recorded in book/reel/volume No. M96 on page 11771 or as fee/file/instrument/microfilm/reception No. 17061, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Fee \$30.00 By Cheryl J. Deputy
1.00.cc