

21874

## WARRANTY DEED

Vol. 1796 Page 22163

ATC # 04044825

BOBBY JOE FOWLER and DIANE Y. FOWLER, also known as BOBBY JOE and DIANE FOWLER, Grantor(s) hereby grant, bargain, sell and convey to:  
 GARY E. WILLIAMS and PATRICIA L. WILLIAMS, 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:

Lots 7 and 8, Block 2, SUN FOREST ESTATES, TRACT 1060, in the County of Klamath, State of Oregon.

CODE 248 MAP 2310-36B0 TL 9000 & 9100

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 \$ 12,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: HC 61, Box 1289, LaPine, OR 97739

Dated this 18<sup>th</sup> day of July, 1996.

Bobby Joe Fowler  
 BOBBY JOE FOWLER

Diane Y. Fowler  
 DIANE Y. FOWLER

## NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. SR-15506CN

Return to:

GARY E. WILLIAMS

HC 61 Box 1289

LaPine, OR 97739

96 JUL 23 P135

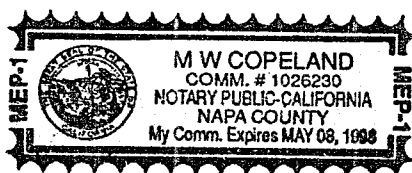
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

22164

STATE OF California  
COUNTY OF Napa } SS.

On July 18, 1996 before me, the undersigned, a Notary Public in and for said State personally appeared Bobby Joe Fowler and Diane Y. Fowler  
Name(s) of Signer(s)

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

M W Copeland  
Signature of Notary

M W Copeland  
Name (Typed or Printed)

(This area for official notarial seal)

## Capacity Claimed by Signer

- ☒ Individual(s)  
☐ Corporate Officer(s) - Title(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_  
\_\_\_\_\_

## Description of Attached Document

This certificate must be attached to the document described below:

Title or type of document Warranty Deed

Number of Pages 1

Date of Document July 18, 1996

Signer(s) Other than Named Above None

## Signer is Representing:

Name of person(s) or Entity(ies)  
\_\_\_\_\_

## ATTENTION NOTARY

Although the information requested above is optional, it could prevent fraudulent attachment of this certificate to another document.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day of July A.D., 19 96 at 1:35 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 22163

FEE \$35.00

Bernetha G Letsch, County Clerk  
By [Signature]