

MTC 39323

## STATUTORY BARGAIN AND SALE DEED

Suzanne Lovely Simonis, fka Bowman

GRANTOR

Larry Ellis Bowman

GRANTEE

Grantor conveys to Grantee the real property and cabin located Klamath County, Oregon, more particularly described as follows:

That part of the NE 1/4 SE 1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9), E. W. M., described as:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) thence Southerly along the Westerly boundary a distance of 365 feet to the point of beginning, thence East a distance of 550 feet; thence South a distance of 350 feet; thence West a distance of 550 feet; thence South a distance of 350 feet; thence West a distance of 550 feet; thence North a distance of 350 feet to the point of beginning.

RESERVING HOWEVER, unto the grantor, his heirs and assigns, an easement over, upon and across the easterly 50 feet thereof. The above description is identified in the GERHART PLAT as Lot #10 and Lot #11.

Also, the real property located adjacent to the real property described above, in Klamath County, Oregon, more particularly described as follows:

That part of NE1/4 SE1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9), E. W. M., described as: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NW NE1/4 SE1/4), thence easterly along the northern boundary a distance of 550' feet; thence southerly a distance of 715' feet to the true point of beginning; Thence East a distance of 550' feet; thence South a distance of 30' feet; thence West a distance of 550' feet; thence North a distance of 30' feet to the point of beginning.

Lot Numbered Two (2), Block Numbered Four (4), BIRCHWOOD TERRACE, In the City of Dallas, Polk County, Oregon.

subject to all encumbrances of record in the manner described in ORS 93.180.

The true and actual consideration for this conveyance is, stated in terms of dollars: None (\$0.00). This transfer is made in accordance with a judgment of dissolution entered in Polk County Circuit Court Case No. 96P-20389, entitled, "In the Matter of the Marriage of Suzanne Lovely Bowman v. Larry Ellis Bowman".

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. ORS 93.040.

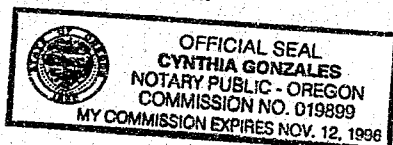
96 SEP 19 AM 11:53

29730

Suzanne Lovely Simonis  
Suzanne Lovely Simonis

STATE OF OREGON )  
 ) ss.  
County of Polk )

Subscribed and sworn before me this 4<sup>th</sup> day of September, 1996, by Suzanne Lovely Simonis, fka Bowman.



Cynthia Gonzales  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-12-98

### BARGAIN AND SALE DEED

After recording return to and send tax statements to:

Larry Ellis Bowman, Grantee  
277 Birchwood  
Dallas, OR 97338

STATE OF OREGON )  
 ) ss.  
County of ~~Polk~~

I certify that the within statement was received for record on the \_\_\_\_ day of \_\_\_\_, 1996, reel/volume No. \_\_\_\_ on page \_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

PR:CLIENTBOWMANBARGAINHE2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day of Sept. A.D., 1996 at 11:53 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 29729.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Rosa