

NA
27653

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1796 Page 34534

Allen Forrest Bowen, Grantor,
conveys and warrants to Vanessa Christine Bowen and Diania June Knapp
or Survivor

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 21 in Block 6, Jack Pine Village, According to the Official
Plat there of on file in the Office of the County Clerk of
Klamath County, Oregon
Subject to:

1. Contracts, water rights, Proceedings, Taxes and Assessments Re-
lating to irrigation, Drainage and/or Reclamation of said lands;
and All rights of way for Roads, Ditches and Conduits if any
there may be.
2. Right of way for Pole line dated September 2, 1960 and re-
corded September 26, 1960, in volume 324 page 292. Deed Records
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except

The true consideration for this conveyance is \$ - 0 - (Here comply with the requirements of ORS 93.030)

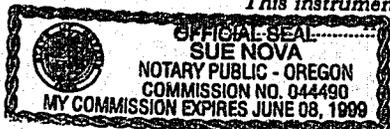
Dated this 31st day of October, 1996.

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.

Allen F. Bowen A.F.B.
Allen Forrest Bowen

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 31, 1996,



Sue Nova
Notary Public for Oregon
My commission expires June 8, 1999

WARRANTY DEED

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

A. Forrest Bowen
Hc 32 Box 139
Delwood, Ore. 97737

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

35

34535

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTEE

34535

of Klamath County, Oregon As further defined by notice of location
 Dated September 25, 1961 and recorded September 28, 1961 in volume
 332, page 580, Deed Records of Klamath County, Oregon
 3. Right of way Easement Dated May 19, 1969 and recorded May 22,
 1969 in volume M69, Page 3955, All Deed Records of Klamath County
 Oregon.
 4. Reservations and restrictions, including the terms and
 provisions thereof, As contained in the Dedication and
 shown in the plat of Jack Pine Village.

5694

EXHIBIT "A"

LOT 21 IN BLOCK 6, JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

SUBJECT TO:

1. CONTRACTS, WATER RIGHTS, PROCEEDINGS, TAXES, AND ASSESSMENTS
RELATING TO IRRIGATION, DRAINAGE, AND/OR RECLAMATION OF SAID
LANDS; AND ALL RIGHTS OF WAY FOR ROADS, DITCHES, AND CONDUITS,
IF ANY THERE MAY BE.
2. RIGHT OF WAY FOR POLE LINE DATED SEPTEMBER 2, 1960 AND RECORDED
SEPTEMBER 26, 1960, IN VOLUME 324, PAGE 292, DEED RECORDS OF
KLAMATH COUNTY, OREGON, AS FURTHER DEFINED BY NOTICE OF LOCATION
DATED SEPTEMBER 25, 1961 AND RECORDED SEPTEMBER 28, 1961, IN
VOLUME 332, PAGE 580, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RIGHT OF WAY EASEMENT DATED MAY 19, 1969 AND RECORDED MAY 22,
1969 IN VOLUME M69, PAGE 3857, AND RECORDED MAY 27 1969, IN
VOLUME M69, PAGE 3955, ALL DEED RECORDS OF KLAMATH COUNTY,
OREGON.
4. RESERVATIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS
THEREOF, AS CONTAINED IN THE DEDICATION AND SHOWN ON THE PLAT OF
JACK PINE VILLAGE.

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of _____ the _____ 1st
 of _____ November _____ A.D., 19 96 at 1:19 o'clock P M., and duly recorded in Vol. M96
 of _____ Deeds _____ on Page 34534

FEE \$35.00

Bernetha G. Letsch County Clerk
 By Kordula Ross