

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that IRENE HUGGINS, herein called the Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto RICHARD W. BOWMAN AND SHARON D. BOWMAN, husband and wife as tenants by the entirety, herein called the Grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

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.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 that certain trust deed dated March 25, 1996 and recorded March 29, 1996 in Volume M96 at Page 8804, Microfilm Records of Klamath County, Oregon, wherein Irene Higgins is the Grantor and Klamath First Federal is the Beneficiary which Grantee does not agree to assume and pay and Grantor will hold harmless the Grantee from any and all liability resulting therefrom, and that Grantor will warrant and forever defend the 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 \$1.00 and other valuable consideration. (See Lot Line Adjustment No. 11-97 as filed in the Klamath County Surveyor's Office.)

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

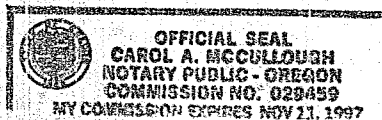
In Witness Whereof, the grantor has executed this instrument this day of July 15th, 1997; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Irene Huggins
Irene Huggins

State of Oregon
County of Klamath

Acknowledged before me on July 15, 1997, by Irene Huggins and acknowledged this instrument to be her voluntary act and deed.

Carol A. McCullough
Notary Public for Oregon



AFTER RECORDING RETURN TO:

Richard and Sharon Bowman
5206 Bristol Avenue
Klamath Falls, Oregon 97603

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 5 feet of the Easterly 64.1 feet of the following described parcel:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 719.0 feet and South 0 degrees 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0 degrees 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89 degrees 31 1/2' East along the said boundary line 128.2 feet; thence North 0 degrees 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89 degrees 28' West 128.2 feet more or less to the place of beginning.

REFER TO LOT LINE ADJUSTMENT NO. 11-97 AS FILED IN THE KLAMATH COUNTY SURVEYORS OFFICE.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of July A.D., 19 97 at 1:20 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 22393

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Kras