

'98 AUG -3 P3:48

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05047457

AFTER RECORDING RETURN TO:

Mr. and Mrs. Alan Bowker

1925 BURNS ST
KLAMATH FALLS OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

EUGENE LAWRENCE GRIFFITH, INITIAL TRUSTEE OF THE EUGENE LAWRENCE GRIFFITH 1997 TRUST (DATED THE 16TH DAY OF JULY, 1997), as to an undivided one-half interest, and MFC FIRST NATIONAL BANK OF MARQUETTE, MICHIGAN, TRUSTEE OF THE REBECCA BAKER GRIFFITH TRUST AGREEMENT NUMBER 1 (DATED AUGUST 19, 1986), as to the remaining undivided one-half interest, hereinafter called GRANTOR(S), convey(s) to ALAN BOWKER AND LENIS M. BOWKER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 26, Block E, HOMECREST SUBDIVISION, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-3AB TL 2000

UMB
ab
"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND, Trust Deed, including the terms and conditions thereof, recorded June 10, 1986, in Book M-86, Page 10503, Mortgage Records of Klamath County, Oregon, in favor of Terry L. Kissell and Cheryl K. Kissell, husband and wife, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantors hereby hold Grantees harmless therefrom, and Grantors herein warrant that this Trust Deed will be paid in full prior to or at the time of payment in full of the Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed.,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of July, 1998.

Eugene Lawrence Griffith
EUGENE LAWRENCE GRIFFITH
Individually

Rebecca Baker Griffith
REBECCA BAKER GRIFFITH
Individually

EUGENE LAWRENCE GRIFFITH, INITIAL TRUSTEE OF THE EUGENE LAWRENCE GRIFFITH 1997 TRUST (DATED THE 16TH DAY OF JULY, 1997):

Eugene Lawrence Griffith
EUGENE LAWRENCE GRIFFITH, TRUSTEE

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MFC FIRST NATIONAL BANK OF MARQUETTE, MICHIGAN, TRUSTEE OF THE
REBECCA BAKER GRIFFITH TRUST AGREEMENT NUMBER 1 (DATED AUGUST
19, 1986):

BY: Ronald P. Maki
TRUSTEE

Title: Ronald P. Maki
Senior Vice President & Trust Officer

STATE OF OREGON, County of Klamath)ss.

On July 13, 1998, personally appeared EUGENE LAWRENCE GRIFFITH
both individually and as Initial Trustee of the Eugene Lawrence
Griffith 1997 Trust (Dated the 16th day of July, 1997), and
REBECCA BAKER GRIFFITH who acknowledged the foregoing
instrument to be their voluntary act and deed.

Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000.



STATE OF MICHIGAN, County of Marquette)ss.

On July 13, 1998, personally appeared
Ronald P. Maki as Sr. VP & Trust Officer of MFC
First National Bank of Marquette, Michigan, Trustee of the
Rebecca Baker Griffith Trust Agreement Number 1 (Dated August
19, 1986).

Theresa Marie O'Brien
Notary Public for Michigan
My Commission Expires: 12/15/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of August A.D., 19 98 at 3:48 o'clock p M., and duly recorded in Vol. M98
of Deeds on Page 28437

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch