

98 NOV -3 AM 12:24

PHILIP L. JENSEN AND MARIAN JENSEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RONALD R. BOWERS and DANICE K. BOWERS, as tenants by the entirety,
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:

Lot 13 in Block 12 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5453 BRENTWOOD DRIVE KLAMATH FALLS OR 97603

Dated this 2 day of November, 1998

Philip L. Jensen
PHILIP L. JENSEN

Marian Jensen
MARIAN JENSEN

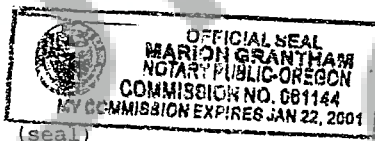
STATE OF Oregon

ss. November 2 19 98

COUNTY OF Klamath

Personally appeared the above named Philip L. Jensen and Marian Jensen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me

Marion Grantham
Notary Public for OREGON

My commission expires 1/22/01

ESCROW NO. MT45634-MG

Return to:

RONALD R. BOWERS

5453 BRENTWOOD DRIVE

KLAMATH FALLS OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of November A.D., 1998
at 11:24 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 40229

Bernetha G. Leisch, County Clerk

By Kardun Ross
Fee, \$30.00 Deputy.