

70031

98 NOV 16 P3:31

MTC 46516-MG  
WARRANTY DEED Vol 198 Page 42239

JOHN C. BOWDEN and FRED A M. BOWDEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
PHILIP L. JENSEN AND MARIAN JENSEN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
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: 7845 DONEGAL STREET KLAMATH FALLS OR 97603

Dated this 17 day of NOVEMBER, 1998.

John C. Bowden  
JOHN C. BOWDEN

Freda M. Bowden  
FREDA M. BOWDEN

STATE OF OREGON

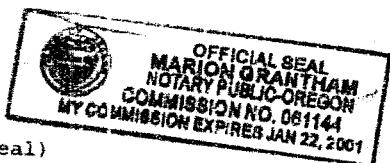
COUNTY OF KLAMATH

SS. NOVEMBER 17 19 98

Personally appeared the above named JOHN C. BOWDEN AND

FREDA M. BOWDEN

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. MT46516-MG

Return to:

PHILIP L. JENSEN

7845 DONEGAL STREET

KLAMATH FALLS OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 16 in Block 1 of TRACT 1031, SHADOW HILLS I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly as follows:

Commencing at a one-half inch iron pin marking the Northeast corner of Lot 16, Block 1 of the Shadow Hills - 1 Subdivision; thence South 23 degrees 56' 00" West along the Westerly right of way line of Summers Lane 100.00 feet to the one-half inch iron pine which is the true point of beginning; thence continuing South 23 degrees 56' 00" West along the Westerly right of way line of Summers Lane, 118.29 feet to a one-half inch iron pin; thence along the arc of a 20.00 foot radius curve to the right (Delta = 88 degrees 39' 10") 30.95 feet to a point on the Northerly right of way line of Adelaide Avenue; thence along the arc of a 230.00 foot radius curve to the left and the Northerly right of way line of said Adelaide Avenue (Delta = 06 degrees 12' 51") 24.95 feet to a one-half inch iron pin which is the Southwest corner of said Lot 16, Block 1; thence North 00 degrees 02' 42" East along the West line of said Lot 16, Block 1, 153.36 feet to a one-half inch iron pin; thence South 66 degrees 04' 00" East parallel with the North line of said Lot 16, Block 1, 106.49 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day  
of Nov A.D. 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 42239.

FEE

\$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa