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GORDON JAMES BOWMAN and DONNA J. BOWMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GLEN J. MC GUIRE and PATRICIA MC GUIRE, 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:

Lots 12, 13, 14 and 15, Block 2, MILLS GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH all that portion of the 25 foot wide strip of land described in that certain correction deed to the United States dated September 28, 1912 recorded in Book 38 at page 209, filed in the Records of Klamath County, State of Oregon, and lying within Lots 13, 14, and 15, Block 2, Mills Gardens, City of Klamath Falls, shown on the map filed October 2, 1930 in the Klamath County Records.

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:

SUBJECT TO: Trust Deed dated March 8, 1995 and recorded March 13, 1995 in Volume M95, page 5554 and rerecorded March 20, 1995 in Volume M95, page 6127, Microfilm Records of Klamath County, Oregon in favor of Stanley C. Masten and Virginia Lee Jones, Trustees of the M.G. Burk Trust who subsequently assigned to Virginia Lee Jones, Janice Ogden & Patricia A. Masten, each as to an undivided 1/3 interest, as Beneficiary. Patricia A. Masten, Beneficiary subsequently assigned her 1/3 interest to the Trustees of The Masten 1998 Trust.

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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 815 WASHBURN WAY, KLAMATH FALLS, OR 97603

Dated this 31st day of December, 1998

Gordon J. Bowman
GORDON JAMES BOWMAN

Donna J. Bowman
DONNA J. BOWMAN

STATE OF Oregon
COUNTY OF Klamath

SS. December 31 19 98

Personally appeared the above named

GORDON JAMES BOWMAN & PATRICIA MC GUIRE & DONNA J. BOWMAN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT38942-KR

Return to: GLEN & PATRICIA MC GUIRE, 815 WASHBURN WAY, KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH

Filed for record at request of Amyrila the 12th day
of January A.D. 99 at 11:44 o'clock A.M. and duly recorded in Vol. M99
of Deeds on Page 952

FEE \$35.00

Linda Smith, County Clerk

by Kathleen R. Ross