

99 APR 27 AM 1:47

MTC 47422-KR  
WARRANTY DEEDVol. M99 Page 15407

O. C. WEBB-BOWEN and MARIE WEBB-BOWEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WILLIAM L. PEDERSON and SHIRLEY N. PEDERSON, 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 2 IN BLOCK 10 OF FIRST ADDITION TO CYPRESS VILLA, 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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~1850 Hawthorne~~, KLAMATH FALLS, OR ~~97601~~ 97603  
5612 STURDIVANT

Dated this 27th day of April, 1999

O. C. Webb-Bowen  
O. C. WEBB-BOWEN

Marie Webb-Bowen  
MARIE WEBB-BOWEN

STATE OF Oregon SS. 4/27 19 99  
COUNTY OF Klamath

Personally appeared the above named

O.C. Webb-Bowen & Marie Webb-Bowen

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. MT47422-KR

Return to:

WILLIAM L. PEDERSON  
~~1850 Hawthorne~~ 5612 Sturdivant  
KLAMATH FALLS, OR ~~97601~~ 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day  
of April A.D., 1999 at 11:47 o'clock AM, and duly recorded in Vol. M99  
of Deeds on Page 15407

FEE \$30.00

by Linda Smith, County Clerk