

'99 Jul -4 P2:28



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01049532

AFTER RECORDING RETURN TO:
SCOTT E. MORRIS

2460 Watson
Klamath Falls, OR 97603

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

State of Oregon, County of Klamath
Recorded 6/04/99, at 2:28 p.m.
In Vol. M99 Page 22156
Linda Smith, County Clerk
Fee \$ 30 -

Linda Smith

JOE C. BOWERS and DEBORAH L. BOWERS, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to SCOTT
E. MORRIS, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 31, PIEDMONT HEIGHTS, in the County of Klamath, State of
Oregon.

Code 43, Map 3909-1DA, Tax Lot 1600

"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 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
\$142,500.00.

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 28th day of May, 1999.

Joe C. Bowers
JOE C. BOWERS

Deborah L. Bowers
DEBORAH L. BOWERS

STATE OF OREGON, County of Klamath)ss.

On June 2nd, 1999, personally appeared Joe C. Bowers and
Deborah L. Bowers, who acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Susan S. Schmidt - Bernt
Notary Public for Oregon
My Commission Expires: 5-15-2003

