

1999 JUN 30 PM 3:51

MT48509-PS
WARRANTY DEED

Vol. M99 Page 26251

J. CLAUDE BOWDEN AND THELMA M. BOWDEN, TRUSTEES OF THE J. CLAUDE BOWDEN AND THELMA M. BOWDEN REVOCABLE LIVING TRUST DATED APRIL 28, 1998, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RICHARD D. BUTTS, 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:

Starting from the NW corner NE1/4 SW 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West a distance of 175.01 feet; thence East a distance of 251.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West a distance of 85 feet more or less to the point of beginning.

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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 130 N. SENTOSA LAKE RD., TYGH VALLEY, OR 97063

Dated this 30th day of June, 1999

BOWDEN REVOCABLE LIVING TRUST

BY: J. Claude Bowden TRUSTEE

BY: Thelma M. Bowden TRUSTEE
THELMA M. BOWDEN

STATE OF Oregon

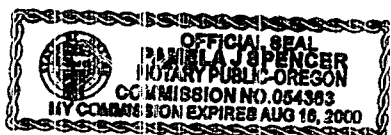
COUNTY OF Klamath

SS. 6/30 19 99

Personally appeared the above named J. Claude Bowden
J. Thelma M. Bowden

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2000

ESCROW NO. MT48509-PS

Return to:
RICHARD D. BUTTS
130 N. SENTOSA LAKE RD.
TYGH VALLEY, OR 97063

State of Oregon, County of Klamath
Recorded 6/30/99, at 3:51 p.m.
In Vol. M99 Page 26251
Linda Smith,
County Clerk Fees: 30.00