

1999 JUL -8 PM 3:36

MTC 48633-PS  
WARRANTY DEED

Vol M99 Page 27418

BRUCE THOMAS OWENS, Grantor,

hereby grant, bargain, sell, warrant and convey to:

JOHN L. BOWERS and ROBIN L BOWERS, as tenants by the entirety, Grantee,

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:

PARCEL 1 OF LAND PARTITION 7-98, being Lot 1, Block 1 of TRACT 1111 situated in the NE 1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for irrigation purposes over the Southerly 5 feet of Parcel 2 of Land Partition 7-98.

TAX ACCOUNT NO.: 3909-02300-00400

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 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2455 OLD FORT ROAD, KLAMATH FALLS, OR 97601-9375

Dated this 8th day of July, 1999.

Bruce Thomas Owens  
BRUCE THOMAS OWENS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 8, 1999 by BRUCE THOMAS OWENS.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2000

ESCROW NO. MT48633-PS

Return to:

JOHN L. BOWERS  
2455 OLD FORT ROAD  
KLAMATH FALLS, OR 97601-9375



State of Oregon, County of Klamath  
Recorded 7/08/99, at 3:36 p.m.  
In Vol. M99 Page 27418  
Linda Smith,  
County Clerk Fee \$30.00