

MTC 1396-2195

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and Thelma M. Bowden, Trustees of the J. Claude Bowden and Thelma M. Bowden Revocable Living Trust Dated April 28, 1998, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Henry J. Caldwell, Jr. and Deborah L. Caldwell, husband and wife, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Westerly 13 feet of Lot 1, and the Easterly 9 feet of Lot 2 in Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northerly line of Main Street at a point thereon distant 52 feet Southwesterly from the most Easterly corner of Lot 1 of said Block 16; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street 100 feet; thence Southwesterly and aparallel with Main Street, 22 feet, more or less, to the center of party wall on the Westerly line of property herein conveyed and Easterly line of property adjoining same on the West side; thence Southeasterly and at right angles to Main Street, 100 feet to Main Street; thence Northeasterly along the Norhterly line of Main Street 22 feet, more or less to the point of beginning.

Subject to: Easements, rights of way of record, and those apparent on the land.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is; GIVEN TO CLEAR TITLE.

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.

Dated: April 28, 1998.

J. CLAUDE BOWDEN AND THELMA M. BOWDEN,
TRUSTEES OF THE J. CLAUDE BOWDEN AND
THELMA M. BOWDEN REVOCABLE LIVING TRUST
DATED APRIL 28, 1998

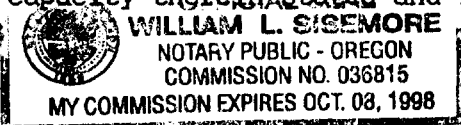
J. Claude Bowden
J. Claude Bowden, Trustee

Thelma M. Bowden
Thelma M. Bowden, Trustee

STATE OF OREGON)

County of Klamath)

On this 28 day of April, 1998, before me a notary public in and for said county and state, personally appeared J. Claude Bowden and Thelma M. Bowden, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained. Before me:



William L. Sisemore
Notary Public for Oregon
My Commission Expires:

After recording, return to:

HENRY J. JR. & DEBORAH CALDWELL
7990 Hill Rd.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 10/26/00, at 11:25 a. m.
In Vol. M00 Page 39091
Linda Smith,
County Clerk Fee \$ 21.00

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