

02 AUG 8 PM 2:45

After Recording Return to:
JOSHUA JAMES BOWEN
 4004 Mack Avenue
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
JOSHUA JAMES BOWEN
 4004 Mack Avenue
 Klamath Falls, OR 97603

State of Oregon, County of Klamath
 Recorded 08/08/2002 2:45 p.m.
 Vol M02, Pg 44751
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
 (INDIVIDUAL)

KENNETH M. TOLEN, herein called grantor, convey(s) to **JOSHUA JAMES BOWEN**, AN ESTATE IN FEE SIMPLE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The N 1/2 S 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 495.8 feet and South 89° 26' West a distance of 330.0 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 89° 26' West a distance of 100 feet to an iron pin; thence North 1° 14' West a distance of 144.5 feet to an iron pin; thence North 89° 26' East a distance of 100 feet to an iron pin; thence South 1° 14' East a distance of 144.5 feet, more or less, to the point of beginning.

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 \$45,000.00.
 (here comply with the requirements of ORS 93.930)

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 : August 2, 2002
Kenneth M. Tolen
KENNETH M. TOLEN

STATE OF OREGON, County of Klamath) ss.

On August 2, 2002 personally appeared the above named **KENNETH M. TOLEN** and acknowledged the foregoing instrument to be their voluntary act and deed.

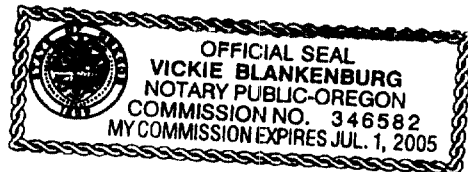
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00055415

Before me: Vickie Blankenburg
 Notary Public for Oregon
 My commission expires: 7/01/05

Official Seal



21A