



After recording return to:
Geoffrey Alan Bowen and Kristine
Diane Bowen
~~2027 Erie Street~~ **423 Upham**
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Geoffrey Alan Bowen and Kristine
Diane Bowen
~~2027 Erie Street~~ **423 Upham**
Klamath Falls, OR 97601

File No.: 7021-158052 (SAC)
Date: May 13, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/16/2003 3:29 p m.
Vol M03 Pg 33363-65
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Wyn Hartshorn, Grantor, conveys and warrants to **Geoffrey Alan Bowen and Kristine Diane Bowen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$50,500.00**. (Here comply with requirements of ORS 93.030)

33364

APN: 300169

Statutory Warranty Deed
- continued

File No.: 7021-158052 (SAC)
Date: 05/13/2003

Wyn Hartshorn
Wyn Hartshorn

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this
by **Wyn Hartshorn**.

10th May 2003
[Signature]
Notary Public for Oregon

My commission expires: 8-2-03



33365

APN: 300169

Statutory Warranty Deed
- continued

File No.: 7021-158052 (SAC)
Date: 05/13/2003

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land 75 feet in width on the North line of Lot 8, Block 92, BUENA VISTA ADDITION, to the City of Klamath Falls in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Southerly corner of Lot 8 in said Block and Addition; thence Easterly along the Southerly line of said lot, 40 feet; thence Northerly in a straight line to a point on the Northerly line of said lot, 75 feet Northeasterly from the most Westerly corner thereof; thence Southwesterly along the Northerly line of said lot to the most Westerly corner thereof; thence Southeasterly along the Westerly line of said lot to the place of beginning.