

04 JUL 21 PM3:04

State of Oregon, County of Klamath  
Recorded 07/21/2004 3:04 p m  
Vol M04 Pg 47755-56  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and Thelma H. Bowden, Trustees of the J. Claude Bowden and Thelma H. Bowden Revocable Living Trust Dated April 28, 1998, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Lester J. Tucker, Lois H. Tucker and Duane L. Tucker, 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:

AS SHOWN ON ATTACHED EXHIBIT A

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

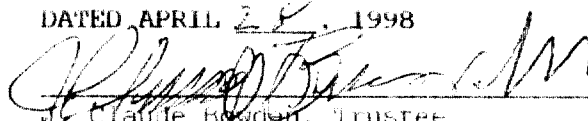
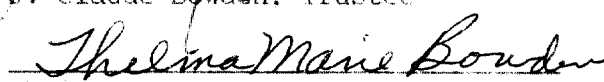
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel 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 \$135,000.00.

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 THE 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.

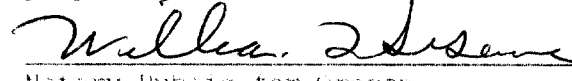
Dated: April 28, 1998.

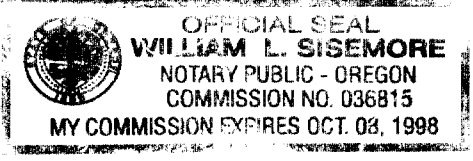
J. CLAUDE BOWDEN AND THELMA M. BOWDEN,  
TRUSTEES OF THE J. CLAUDE BOWDEN AND  
THELMA M. BOWDEN REVOCABLE LIVING TRUST  
DATED APRIL 28, 1998

  
J. Claude Bowden, Trustee  
  
Thelma H. 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 H. 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:

  
Notary Public for Oregon  
My Commission Expires: Oct 9, 1998



After recording, return to:  
First American Title  
422 Main Street  
Klamath Falls, OR 97601

CE4619  
Lester Tucker  
8349 Booth Road  
K Falls 97601

STATE OF OREGON, County of \_\_\_\_\_  
Filed for record on \_\_\_\_\_, 1998,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ H., and recorded in  
\_\_\_\_\_ page \_\_\_\_\_, or as  
file/reel/document/instrument number  
\_\_\_\_\_ of mortgages.

Klamath County Clerk,  
BY \_\_\_\_\_ Deputy

26F

EXHIBIT A  
DESCRIPTION

PARCEL 1

The West 130 feet of a tract of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89° 49' West a distance of 629.8 feet, and North 6° 02' East a distance of 107.2 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 180 feet; thence North 89° 49' West a distance of 486.54 feet; thence South 6° 02' West 180 feet; thence South 89° 49' East 486.54 feet to the place of beginning.

PARCEL 2

A tract of land in the N $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which lies North 89° 49' West a distance of 976.04 feet and South 6° 02' West a distance of 1050.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 6° 02' West a distance of 180 feet to a point; thence North 89° 49' West a distance of 486.54 feet to a point; thence North 6° 02' East a distance of 180 feet to a point; thence South 89° 49' East a distance of 486.54 feet more or less to the point of beginning.

EXCEPTING that portion of the above tract deeded to the State of Oregon for highway purposes.