

04 SEP 22 AM 11:25

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State of Oregon, County of Klamath
Recorded 09/22/04 11:25 a m
Vol M04 Pg 63640-41
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
J. Claude Bowden
1551 McClellan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
SAME

File No.: 7021-286961 (SAC)
Date: September 17, 2004

STATUTORY SPECIAL WARRANTY DEED

J. Claude Bowden, Grantor, conveys and specially warrants to **J. Claude Bowden and Thelma M. Bowden as tenants by the entirety**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 91, MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$Other than money.**

Dated this 21 day of Sept, 2004.

26 F

63641

APN: R452995

Statutory Warranty Deed
- continued

File No.: 7021-286961 (SAC)
Date: 09/17/2004

X J. Claude Bowden
J. Claude Bowden

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of Sept, 2004
by **J. Claude Bowden**.

Jill M. O'Neil

Jill M. O'Neil

Notary Public for Oregon

My commission expires: 10/10/07

