



State of Oregon, County of Klamath

Recorded 11/09/04 3:09 p m

Vol M04 Pg 77324-25

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:
Emanuel Voils
1551 McClellan Drive
Klamath Falls, OR 97603

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

Emanuel Voils
1551 McClellan Drive
Klamath Falls, OR 97603

File No.: 7021-468571 (SAC)
Date: November 04, 2004

STATUTORY WARRANTY DEED

J. Claude Bowden and Thelma M. Bowden as tenants by the entirety, Grantor, conveys and warrants to **Emanuel Voils and Gladys L. Strange, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, 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 **\$144,000.00**. (Here comply with requirements of ORS 93.030)

265

77325

APN: 452995

Statutory Warranty Deed
- continued

File No.: 7021-468571 (SAC)
Date: 11/04/2004

Dated this 8 day of November, 2004

J. Claude Bowden

Thelma M. Bowden
Thelma M. Bowden

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this

8 day of November, 2004

by **J. Claude Bowden and Thelma M. Bowden.**



Notary Public for Oregon
My commission expires:

8/20/07

