

05FEB10 AM 11:09

MTZ-67967 SM

Vol M05 Page 09437

State of Oregon, County of Klamath  
Recorded 02/10/05 11:09 a m  
Vol M05 Pg 09437-39  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

## RECORDING COVER SHEET

### ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

#### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

ROY BOWERS  
9540 TINGLEY LANE  
KLAMATH FALLS, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

#### STATUTORY WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
GRANTOR, as described in ORS 205.160.

BRIAN KNOWLES AND DAWN KNOWLES, AS TENANTS BY THE ENTIRETY

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or  
GRANTEE, as described in ORS 205.160.

ROY BOWERS AND VIRGINIA J. BOWERS, AS TENANTS BY THE ENTIRETY

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

\$91,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

ROY BOWERS 9540 TINGLEY LANE, KLAMATH FALLS, OR 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

3/10  
2m



09438

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
**ROY BOWERS**

9540 TINGLEY LANE  
KLAMATH FALLS, OR 97603

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

ROY BOWERS  
9540 TINGLEY LANE  
KLAMATH FALLS, OR 97603

Escrow No. MT67967-SM

### STATUTORY WARRANTY DEED

**BRIAN KNOWLES and DAWN KNOWLES**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ROY BOWERS and VIRGINIA J. BOWERS**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein.

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$91,000.00**.

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 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 this 20 day of January, 2005.

(X) [Signature]  
**BRIAN KNOWLES**

(X) [Signature]  
**DAWN KNOWLES**

STATE OF CALIFORNIA

COUNTY OF Tulare

On January 20, 2005, 2005 before me, Maria E. Morfin, personally appeared **BRIAN KNOWLES and DAWN KNOWLES** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Maria E. Morfin

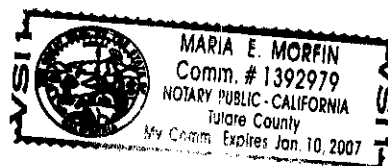


EXHIBIT "A"  
LEGAL DESCRIPTION

09439

PARCEL 1: The NE1/4 NE1/4, lying West of the Malin Irrigation District High Line Canal, in Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4112-00900-00200-000

Key No: 109288

PARCEL 2:

The NW1/4 NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land for road purposes 60 feet wide being 30 feet on either side of the described centerline as evidenced by document recorded March 18, 1943 in Volume 153, page 588, Deed Records of Klamath County, Oregon

TOGETHER WITH an easement 60 feet in width for access and utilities as created by Land Partition No. 79-96, said Land Partition 79-96 being situated in the NE1/4 and SE1/4 of Section 9 and in the NE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; as delineated thereon and as delineated on the face of Land Partition 3-98 and as delineated on the face of Land Partition 12-99.

Tax Account No: 4112-00900-00300-000

Key No: 109279