

05 APR 13 AM 11:00

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After Recording Return to:

BARBARA J. COWAN and RICHARD P. ASADOORIAN

6734 COOPERS HAWN
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BARBARA J. COWAN and RICHARD P. ASADOORIAN

Same As Above

State of Oregon, County of Klamath

Recorded 04/13/2005 11:00 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

W0061025 AF
WARRANTY DEED
(INDIVIDUAL)

RICHARD W. BOWMAN and SHARON D. BOWMAN, herein called grantor, convey(s) to BARBARA J. COWAN and RICHARD P. ASADOORIAN, WIFE AND HUSBAND, herein called grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 2 of Land Partition #10-96 filed September 5, 1996 in the Office of the County Clerk of Klamath County, Oregon, located in Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Be po

CODE 032 MAP 3910-01800 TL 00902 KEY# 880807

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$146,000.00.
(here comply with the requirements of ORS 93.930)

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 4-7-05

[Signature]
RICHARD W. BOWMAN

[Signature]
SHARON D. BOWMAN

STATE OF OREGON, County of Klamath) ss.

On 4-7-05 personally appeared the above named RICHARD W. BOWMAN and SHARON D. BOWMAN and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061025

Before me: [Signature]
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



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