

05 MAY 13 PM 2:40

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After Recording Return to:

RUTH A. BOWEN

10316 W. 32nd  
Los Angeles CA 90007

State of Oregon, County of Klamath

Recorded 05/13/05 2:40 p m

Vol M05 Pg 34824-25

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

Until a change is requested all tax statements  
Shall be sent to the person & address shown above.

*Aspen 101259MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

PAUL GOEBEL and PHYLLIS GOEBEL, husband and wife, herein called Grantors, convey(s) to RUTH A. BOWEN, a married woman, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$164,500.00.  
(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 May 2, 2005.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Paul Goebel*  
\_\_\_\_\_  
PAUL GOEBEL  
*Phyllis Goebel*  
\_\_\_\_\_  
PHYLLIS GOEBEL

STATE OF OREGON, County of Klamath ) ss.

On May 5, 2005, personally appeared the above named PAUL GOEBEL and PHYLLIS GOEBEL and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061259

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-2009

Official Seal



*2620*

## Exhibit A

That portion of Lot 8, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 8, running thence Northeasterly five feet to the true point of beginning, continuing thence Northeasterly along the South line of Jefferson Street, (formerly Bush Street) 44 feet; thence Southeasterly to a point on the Westerly line of 11th Street 37 feet distant from the Northeasterly corner of Block 50; thence Southeasterly along the Easterly line of said Lot 8 a distance of 43 feet; thence Southwesterly at right angles to 11th Street a distance of 45 feet; thence Southeasterly at right angles to Jefferson Street a distance of 30 feet; thence Southwesterly at right angles to 11th Street a distance of 15 feet; thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the point of beginning

AND

A portion of Lot 8, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Lot 8, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 10 feet Northwesterly from the most Easterly corner of said Lot 8; thence Northwesterly on the Easterly line of said Lot 8, 30 feet; thence at right angles to Eleventh Street, 45 feet Southwesterly; thence Southeasterly and parallel to Eleventh Street 30 feet; thence Northeasterly and at right angles to Eleventh Street 45 feet to the place of beginning.

CODE 001 MAP 3809-029DC TL 06500 KEY# 369292

CODE 001 MAP 3809-029DC TL 07700 KEY# 369309