

05 MAY 18 PM 2:41

After Recording Return to:

RUTH A. BOWEN

1036 W. 22nd Ave
Los Angeles CA 90007

State of Oregon, County of Klamath

Recorded 05/13/05 2:41 p m

Vol M05 Pg 34842

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Aspen 1012 Woma
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:

Lot 3, Block 99, BUENA VISTA 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.

CODE 001 MAP 3809-032BB TL 00300 KEY# 409285

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 \$77,000.00.
(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 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.: 00061260

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

Official Seal

