



After recording return to:
Bevon R. Dowell and Irene P. Dowell
2547 Eberlein Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Bevon R. Dowell and Irene P. Dowell
2547 Eberlein Ave.
Klamath Falls, OR 97601

File No.: 7021-729852 (DMC)
Date: January 10, 2006

M06-01326

Klamath County, Oregon

01/23/2006 03:44:19 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Bruce T. Owens, Grantor, conveys and warrants to **Bevon R. Dowell and Irene P. Dowell as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 10 feet of Lot 26 and the Westerly 45 feet of Lot 27, Block 302, Darrow Addition to the City of Klamath Falls, 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.

The true consideration for this conveyance is **\$122,000.00**. (Here comply with requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 20 day of January, 2006.

Bruce T. Owens
Bruce T. Owens

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of January, 2006
by **Bruce T. Owens**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009