



After recording return to:

William Bowen

~~P.O. Box 2219 West~~
~~Olive Ave FMB-100-52~~
Burbank, CA 91506

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

William Bowen

Address as shown above.

File No.: 7021-791591 (MTA)

Date: March 30, 2006

M06-06824

Klamath County, Oregon

04/07/2006 03:59:49 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

MICHAEL W. ZIPP, Grantor, conveys and warrants to **WILLIAM BOWEN**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. AND a Trust Deed in favor of Countrywide Home Loans, recorded September 23, 2005, in Book M-05, Page 64983, records of Klamath County, Oregon.

The true consideration for this conveyance is **\$670,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 ORS 197.352.

WAB

31. F

APN: 872712

Statutory Warranty Deed
- continued

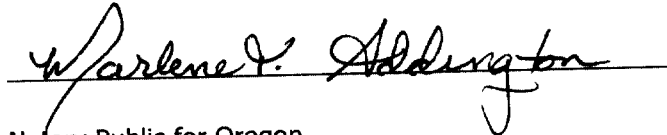
File No.: 7021-791591 (MTA)
Date: 03/30/2006

Dated this 3rd day of April, 2006.


Michael W. Zipp

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3rd day of April, 2006
by **Michael W. Zipp**.



Notary Public for Oregon
My commission expires: March 22, 2009

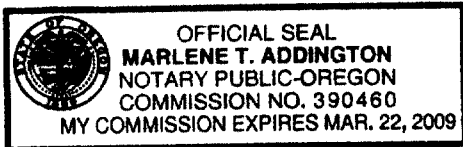


EXHIBIT A**LEGAL DESCRIPTION:**

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: A tract of land situated in Lot 4 Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71°16'48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10°00'00" East 347.80 feet, South 82°39'00" East 112.57 feet and North 07°21'00" East 301.05 feet to the North line of said Lot 4; thence South 89°54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00°01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71°16'48" East 177.06 feet, more or less, to the point of beginning.