

2006-018621

Klamath County, Oregon

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.



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09/15/2006 03:43:22 PM

Fee: \$26.00

After Recording Return To:

**William G. and Linda R. Bowen
PO Box 145
Crescent, Oregon 97733**

1. Name(s) of the Transaction(s):

Special Warranty Deed

2. Direct Party (Grantor):

David G. Crider and Linda S. Crider

3. Indirect Party (Grantee):

William G. Bowen and Linda R. Bowen

4. True and Actual Consideration Paid:

\$14,000.00

5. Legal Description:

N/A

245

NL

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David G. Crider and Linda S. Crider, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William G. Bowen and Linda R. Bowen as husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel #2.. a parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 30, T24S, R9E, W.M., and more particularly described as follows:

BEGINNING AT A POINT, A #5 PLASTIC CAPPED STEEL ROD, FROM WHICH THE S $\frac{1}{4}$ CORNER OF SECTION 30 BEARS S 20° 26' 33" E. 1307.1 FEET; THENCE ALONG A LINE PARALLEL WITH MAIN ST. PROJECTED, S 39°03'24" W. 83.0 FEET TO #4 STEEL ROD; THENCE ALONG A LINE AT A RIGHT ANGLE TO MAIN STREET PROJECTED, N 50°56'36" W. 120.0 FEET TO A #5 STEEL ROD; THENCE ALONG THE SE LINE OF MAIN STREET PROJECTED, N 39°03'24" E. 83.0 FEET TO A PLASTIC CAPPED STEEL ROD; THENCE ALONG A LINE AT A RIGHT ANGLE TO MAIN STREET PROJECTED, S 50°56'36" E. 120.0 FEET TO THE POINT OF BEGINNING.

TAX ACCOUNT 2409-30CD-01600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of Sept, 1992, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

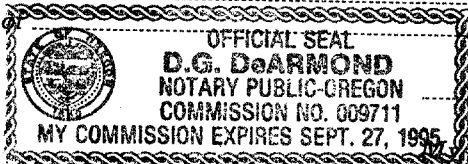
DAVID G. CRIDER

LINDA S. CRIDER

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on Sept 30, 1992, by DAVID G. AND LINDA S. CRIDER

This instrument was acknowledged before me on _____, 19____, by _____ as _____



Notary Public for Oregon
commission expires 9-27-92

DAVID G. AND LINDA S. CRIDER
H.C. 32 BOX 80
GILCHRIST, OREGON 97737

Grantor's Name and Address

WILLIAM G. AND LINDA R. BOWEN
P.O. BOX 145
CRESCENT, OREGON 97733

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
WILLIAM G. AND LINDA R. BOWEN
P.O. BOX 145
CRESCENT, OREGON 97733

Until requested otherwise send all tax statements to (Name, Address, Zip):

WILLIAM G. AND LINDA R. BOWEN
P.O. BOX 145
CRESCENT, OREGON, 97733

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy