



2006-018622
Klamath County, Oregon



THIS SPACE RE:

09/15/2006 03:43:51 PM

Fee: \$26.00

After recording return to:

STEPHEN GARRICK

P.O. BOX 59

Crescent, OR 97733

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

STEPHEN GARRICK

P.O. BOX 59

Crescent, OR 97733

Escrow No. BT093202CD

Title No. 76422

SPECIAL

MTCTW422

SPECIAL WARRANTY DEED

WILLIAM G. BOWEN and LINDA R. BOWEN, Grantor(s) hereby grant, bargain, sell, warrant and convey to
STEPHEN GARRICK and JILL GARRICK, husband and wife, Grantee(s) and grantee's heirs, successors and
assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of
KLAMATH and State of Oregon, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "B".

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R-2409-0~~8~~0CD-01600

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of
the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is FULFILLMENT OF CONTRACT..

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.

Dated this 14th day of Sept, 2006

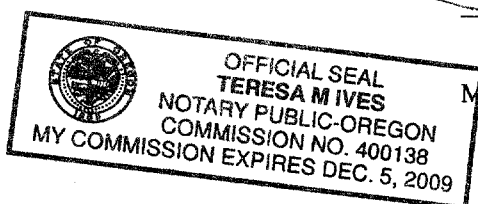
William G. Bowen
WILLIAM G. BOWEN

Linda R. Bowen
LINDA R. BOWEN

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Sept 14, 2006 by WILLIAM G. BOWEN and LINDA R. BOWEN.

Teresa M Ives
(Notary Public for Oregon)



My commission expires 12/5/09

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EXHIBIT "B"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, a #5 plastic capped steel rod, from which the S1/4 corner of Section 30 bears South 20° 26' 33" East, 1307.1 feet; thence along a line parallel with Main Street. Projected, South 39° 03' 24" West 83.0 feet to a #4 steel rod; thence along a line at a right angle to Main Street projected, North 50° 56' 36" West 120.0 feet to a #5 steel rod; thence along the SE line of Main Street projected, North 39° 03' 24" East 83.0 feet to a plastic capped steel rod; thence along a line at a right angle to Main Street projected, South 50° 56' 36" East 120 feet to the point of beginning.

Tax Account No: 2409-030CD-01600-000

Key No: 154558