



2006-018820  
Klamath County, Oregon



09/19/2006 03:23:35 PM

Fee: \$26.00

After recording return to:  
Zackary D. Bowles  
1324 Johnson Ave  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent  
to the following address:  
Zackary D. Bowles  
1324 Johnson Ave  
Klamath Falls, OR 97601

MTCT14342  
**STATUTORY WARRANTY DEED**

Dale K. Bowles and Lea D. Bowles, Grantor, conveys and warrants to Zackary D. Bowles and Heather C. Bowles, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Tax Account No.

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$133,000.00

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 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 ORS 197.352.

Dated 15<sup>th</sup> day of September, 2006

Dale K. Bowles  
Dale K. Bowles

Lea D. Bowles  
Lea D. Bowles

STATE OF OREGON

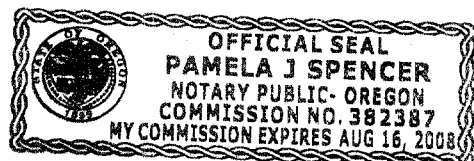
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2006 by Dale K. Bowles and Lea D. Bowles.

Pamela J. Spencer  
Notary Public State of Oregon

My commission expires: 8/16/2008

Order No. 44g0443493



245-

**Exhibit "A" with Exceptions**

**Lot 3 in Block 29 of HILLSIDE 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.**

**Tax Account No: 3809-029DA-08200-000**

**Key No: 303781**

**SUBJECT TO:**

Reservations, restrictions and easements, subject to the terms and provisions thereof, as contained in Deed recorded October 12, 1910 in Volume 30 at page 260, Deed Records of Klamath County, Oregon, to wit:

"Subject however, to the following covenants, conditions and reservations, to wit: (1) Subject to all the reservations set forth in the dedication of the aforesaid addition and to the reservation of the streets, alleys and boulevards therein; (2) Grantee hereby agrees that no dwelling house, shall be erected on said premises to cost less than Fifteen Hundred (\$1,500.00) Dollars unless plans for the same are approved by party of the first part and further, that no building shall be erected on said property within thirty (30) feet of the line of Johnson Avenue and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point within thirty feet of Johnson Avenue and that no building except for dwelling purposes and the necessary and usual outbuildings incident thereto shall be erected or used on said premises for a period of fifteen (15) years from date of this contract.

And said grantor does hereby for itself, its successors and assigns, covenants with the said grantee her heirs and assigns that it is lawfully seized in fee of the hereby granted premises and that said premises are free from all encumbrances; that it has good right to sell and convey the same as aforesaid; and that said grantor will and its successors and assigns shall warrant and defend the name and the title thereof to the said grantee her heirs and assigns forever, against the lawful claims and demands of all persons."