

2006-021968

Klamath County, Oregon



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11/01/2006 03:35:38 PM

Fee: \$26.00

MTCT10514  
WARRANTY DEED -- STATUTORY FORM

VANESSA CHRISTINE BOWEN and DIANA JUNE KNAPP, with the right of survivorship, Grantor,

conveys and warrants to

DAVID L. LINK and GABRIELLE E. LINK, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 133885

Map/Tax Lot No(s): 2309025AO-07800

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$45,000.00.

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 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, 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 30 day of October, 2006.

Vanessa Christine Bowen  
VANESSA CHRISTINE BOWEN

Diana June Knapp  
DIANA JUNE KNAPP

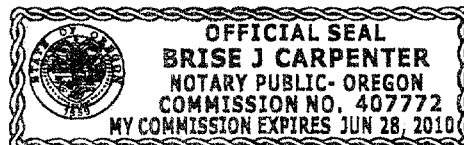
STATE OF OREGON, COUNTY OF Deschutes ss.

This instrument was acknowledged before me on October 30, 2006 by DIANA J. KNAPP and VANESSA C. BOWEN.

Bea J. Carpenter  
(Notary Public for Oregon)

My commission expires 6-28-2010

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739



Until a change is requested all tax statements shall be sent to the following address:  
DAVID AND GABRIELLE LINK  
PO BOX 2268  
LA PINE, OR 97739

TITLE NO. 76516  
ESCROW NO. 14-0047506

2600

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land being a portion of Lots 21 and 22, Block 6, JACKPINE VILLAGE, all lying in Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the most Northerly corner of the above said Lot 21, Block 6, JACKPINE VILLAGE; thence along the Northeasterly line of said Lot 21 South  $56^{\circ} 52' 23''$  East 250.88 feet to the most Easterly corner thereof; thence along the Southeasterly line of said Lot 21, South  $35^{\circ} 25' 43''$  West 180.00 feet; thence leaving said Southeasterly line North  $56^{\circ} 54' 26''$  West 243.65 feet to the Southeasterly right of way line of Bills Street; thence along said Southeasterly right of way line North  $33^{\circ} 07' 37''$  East 180.00 feet to the beginning.

Unofficial  
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