

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
905 Main Street, Ste 20
Klamath Falls OR 97601

2006-024720

Klamath County, Oregon



00010973200600247200020028

12/13/2006 03:55:35 PM

Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:

Gordon B. Bowman, Trustee
Gordon B. and Florence M. Bowman Living
Trust of April 7, 1994 as Restated March 10, 2005
3735 Pine Tree Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Gregory T. Rice
1851 Derby Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Gregory T. Rice
1851 Derby Street
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **GORDON B. BOWMAN**, Trustee of the **Gordon B. and Florence M. Bowman Living Trust of April 7, 1994, as Restated March 10, 2005**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **GREGORY T. RICE**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

The South 70 feet of Lot 25, Block 1, BRYANT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Map Tax Lot: R-3909-003AA-01700-000

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except (**none**), and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$83,000.00.

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 _____ day of _____, 2006; 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 to do so by order of its board of directors.

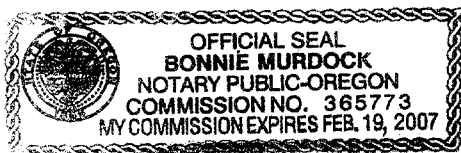
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

GORDON B. BOWMAN, TRUSTEE
Gordon B. and Florence M. Living Trust
of April 7, 1994, as Restated March 10, 2005

Gordon B. Bowman
Seller

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of December, 2006, by Gordon B. Bowman, as Trustee of the Gordon B. and Florence M. Bowman Living Trust of April 7, 1994, as Restated March 10, 2005.



Bonnie Murdock
NOTARY PUBLIC FOR OREGON
My Commission expires: 2-19-2007