



THIS SP/

2007-021100  
Klamath County, Oregon



12/18/2007 11:25:28 AM

Fee: \$21.00

MT81343-PS

After recording return to:

DALE K. BOWLES & LEA D. BOWLES  
1318 JOHNSON AVE.  
KLAMATH FALLS, OR 97601

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

DALE K. BOWLES & LEA D. BOWLES  
1318 JOHNSON AVE.  
KLAMATH FALLS, OR 97601

Escrow No. MT81343-PS

Title No. 0081343

SWD

### STATUTORY WARRANTY DEED

STEPHEN A. ANNEAR and ARIANA L. ANNEAR, husband and wife, Grantor(s) hereby convey and warrant to DALE K. BOWLES and LEA D. BOWLES, husband and wife, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

**Parcels 1 and 3 of Land Partition 50-05 of the S 1/2 Lot 56, and Lot 57, of EZELL TRACTS (Unrecorded), situated in the NE 1/4 of the NE 1/4 Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

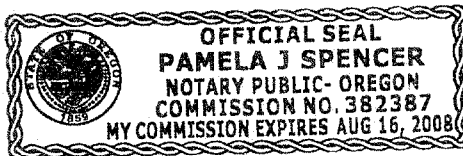
The true and actual consideration for this conveyance is \$110,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

Dated this 14th day of December, 2007.

STEPHEN A. ANNEAR

ARIANA L. ANNEAR



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec. 14, 2007 by STEPHEN A. ANNEAR and ARIANA L. ANNEAR.

(Notary Public for Oregon)

My commission expires 8/16/2008

21HNT