

**Francis Hansen & Martin, LLP**  
1148 NW Hill Street • Bend, Oregon 97701-1934  
(541) 389-5010

**2008-011436**

**Klamath County, Oregon**



00051393200800114360020020

08/12/2008 10:13:24 AM

Fee: \$26.00

**After Recording Return To:**

Francis Hansen & Martin LLP  
1148 NW Hill Street  
Bend, OR 97701

Until a change is requested, all  
tax statements shall be sent to:

Donald T. Bowden, Trustee of the  
Donald T. Bowden Revocable Living Trust  
12635 Larchwood Drive  
LaPine, OR 97739

**WARRANTY DEED**

DONALD T. BOWDEN, Grantor, conveys and warrants to Donald T. Bowden, Trustee of the  
DONALD T. BOWDEN REVOCABLE LIVING TRUST, Grantee, the following described real property:

**Lot 5, Block 13 of SUN FOREST ESTATES, Tract 1060, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**SUBJECT TO: Encumbrances of record.**

No consideration is given for this conveyance.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this Deed or provided by law shall be limited to the extent of coverage that is provided by Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained in this Deed expressly do not relieve Grantor of any liability or obligation under this instrument to the extent of coverage that is provided to the Grantor under any policy of title insurance insuring Grantor's interest in the above-described property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

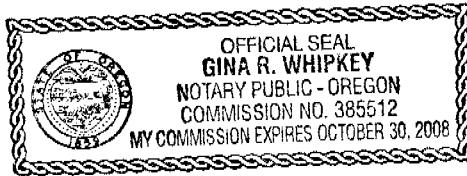
DATED this 15 day of August, 2008.

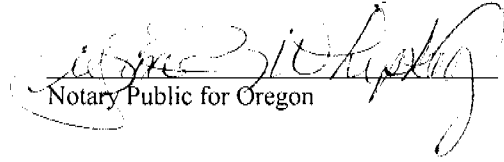
**GRANTOR:**

  
DONALD T. BOWDEN

STATE OF OREGON       )  
                                      ) ss.  
County of Deschutes     )

This instrument was acknowledged before me on August 1st, 2008 by DONALD T. BOWDEN.



  
Notary Public for Oregon

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