

2009-005052

Klamath County, Oregon



00064074200900050520020021

04/13/2009 09:12:11 AM

Fee: \$26.00

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ATE AR #7252

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT:

Warranty Deed

GRANTOR:

J. Claude Bowden and Thelma M. Bowden, Trustees of the J. Claude Bowden and Thelma M. Bowden Revocable Living Trust dated April 28, 1998

GRANTEE:

Lester J. Tucker, Lois M. Tucker and Duane L. Tucker

CONSIDERATION

22,000.00

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THE COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF

ATE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That J. Claude Bowden and Thelma H. Bowden, Trustees of the J. Claude Bowden and Thelma H. Bowden Revocable Living Trust Dated April 28, 1998, hereinafter called Grantor, conveys and warrants to Lester J. Tucker, Lois H. Tucker and Duane L. Tucker, hereinafter called Grantees, not as tenants in common but with the right of survivorship, their assigns, and heirs of the survivor of said grantees, the following described real property free from encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Lot 8 Block 3 Sunnyland Addition, aka 5131 Shasta Way.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,000.00.

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.

Dated: April 28, 1998.

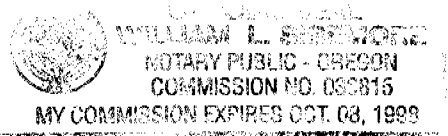
J. CLAUDE BOWDEN AND THELMA M. BOWDEN,
TRUSTEES OF THE J. CLAUDE BOWDEN AND
THELMA M. BOWDEN REVOCABLE LIVING TRUST
DATED APRIL 28, 1998

J. Claude Bowden
J. Claude Bowden, Trustee

Thelma Marie Bowden
Thelma H. Bowden, Trustee

STATE OF OREGON)
)
County of Klamath)

On this 28 day of April, 1998, before me a notary public in and for said county and state, personally appeared J. Claude Bowden and Thelma H. Bowden, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained. Before me:



William L. Sizemore
Notary Public for Oregon
My Commission Expires: Oct 3, 1998

After recording, return to:

STATE OF OREGON, County of _____)
Filed for record on _____, 1998.
at _____ o'clock _____ H., and recorded in
_____ page _____, or as
file/reel/document/instrument number
_____ of mortgages.

Klamath County Clerk,

BY _____
Deputy