

NOT 84940-DS

THIS SPACE RES

2009-005643

Klamath County, Oregon



04/24/2009 11:13:32 AM

Fee: \$21.00

After recording return to:

ARTHUR BOWMAN

1935 Auburn St.

Klamath Falls, OR 97601

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

ARTHUR BOWMAN

1935 Auburn St.

Klamath Falls, OR 97601

Escrow No. MT84940-DS

Title No. 0084940

SWD

STATUTORY WARRANTY DEED

in common

WAYNE MORRIS ADAM and SYLVIA JANE ADAM, as tenants ~~by the entirety~~, Grantor(s) hereby convey and warrant to ARTHUR BOWMAN and SHARON BOWMAN, as tenants by the entirety, 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:

Lots 15 and 16 in Block 22 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of 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 \$15,000.00.

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 22nd day of April, 2009.

Wayne Morris Adam
WAYNE MORRIS ADAM

Sylvia Jane Adam
SYLVIA JANE ADAM

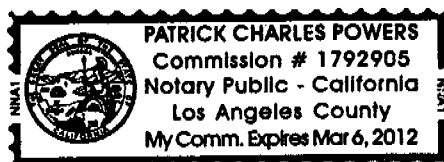
STATE OF CALIFORNIA

COUNTY OF Los Angeles^{SS}

On April 22, 2009 before me, Patrick Charles Powers personally appeared WAYNE MORRIS ADAM and SYLVIA JANE ADAM personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Patrick Charles Powers



2/Amf