

MT85494-LW



THIS SPAC

2010-005489  
Klamath County, Oregon



05/10/2010 03:19:29 PM

Fee: \$42.00

After recording return to:

JACK W. BOWIE

2570 BILL YANCE RD

HEADLAND, AL 36345

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

JACK W. BOWIE

2570 BILL YANCE RD

HEADLAND, AL 36345

Escrow No. MT85494-LW

Title No. 0085494

SWD-EM r.012910

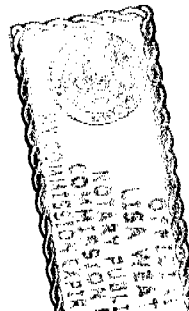
### STATUTORY WARRANTY DEED

**THOMAS G. SCOTT and LAVONNA G.. SCOTT**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JACK W. BOWIE and NANCY S. BOWIE**, 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:

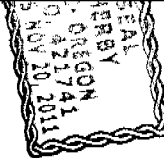
Lot 1, Block 12, TRACT 1107 – FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$20,000.00**.



42pm



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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of April 2010.

Thomas G. Scott  
THOMAS G. SCOTT

Lavonna G. Scott  
LAVONNA G.. SCOTT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 29 2010 by THOMAS G. SCOTT and LAVONNA G.. SCOTT.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2011

