

**2014-010927****Klamath County, Oregon****10/17/2014 03:12:56 PM****Fee: \$47.00**

After recording return to:

Michael A. Driscoll

5363 Highway 39

Klamath Falls, OR 97603

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

Michael A. Driscoll

5363 Highway 39

Klamath Falls, OR 97603

Escrow No. MT101634CT

Title No. 0101634

SWD r.020212

STATUTORY WARRANTY DEED**Richard W. Bowman and Sharon D. Bowman, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Michael A. Driscoll,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:**EXHIBIT "A"**
LEGAL DESCRIPTION

Parcel 3 of Land Partition 10-96, being Parcel 1 of "Land Partition 53-95", situated in the NW1/4 SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM a tract of land being the Southerly 100 feet of Parcel 3 of "Land Partition 10-96", situated in the NW1/4 SW1/4 of Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way of State Highway 39, being the Southwest corner of said Parcel 3 from which the 1/4 corner common to Section 13, Township 39 South, Range 9 East, Willamette Meridian and said Section 18 bears North 01° 27' 09" West 1,053.06 feet; thence along the West boundary of said Parcel 3 North 00° 03' 01" West 121.17 feet; thence South 55° 40' 10" East 487.60 feet; thence along the East and South boundary of said Parcel 3, South 00° 03' 01" East 121.17 feet and North 55° 40' 10" West 487.60 feet to the point of beginning, as evidenced by Lot Line Adjustment 7-97 on file in the Office of the Klamath County Planning Department.

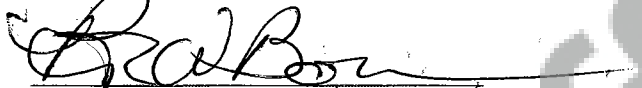
The true and actual consideration for this conveyance is **\$187,000.00**.

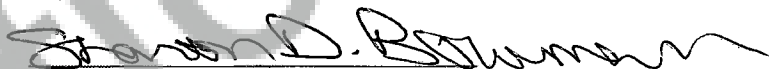
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Handwritten signature/initials

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16 day of October, 2014


Richard W. Bowman


Sharon D. Bowman

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES ss.

On ~~OCTOBER 16~~ ^{JPS} 10th, 2014 before me, JAMES P. SWEENEY ^{JPS} ~~NOTARY PUBLIC~~ personally appeared Richard W. Bowman and Sharon D. Bowman 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~~ ^{JPS} executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. ~~THEIR~~ ^{JPS}

WITNESS my hand and official seal. ~~THEIR~~ ^{JPS}

Signature 

