



2017-014542

Klamath County, Oregon

12/22/2017 11:15:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert James Bowman and Raelyn Marie Bowman

29303 Demeritt Road

Malin, OR 97632

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

Robert James Bowman and Raelyn Marie Bowman

29303 Demeritt Road

Malin, OR 97632

File No. 187081AM

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**STATUTORY WARRANTY DEED**

**Robert L. Unruh Farms, Inc., an Oregon Corporation,**

Grantor(s), hereby convey and warrant to

**Robert James Bowman and Raelyn Marie 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 three (3) and four (4) in Section eight (8), Township Forty one (41) South, Range Twelve (12) East of the Willamette Meridian, Klamath County, Oregon, LESS AND EXCEPTING the East 21 feet of Lot 3, heretofore deed for roadway purposes.**

The true and actual consideration for this conveyance is \$380,000.00.

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:

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 20 day of December, 2017.

Robert L. Unruh Farms, Inc., an Oregon Corporation

By: Robert L. Unruh, President  
Robert L. Unruh, President

State of Oregon } ss  
County of Klamath }

On this 20<sup>th</sup> day of December, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Robert L. Unruh, President of Robert L. Unruh Farms, Inc., an Oregon Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-19-19

