

63707

K-39167
STATUTORY WARRANTY DEEDVol. M81 Page 23823

HARRY D. BOIVIN and KATHLEEN R. BOIVIN, Grantors, convey and warrant to ROBERT D. BOIVIN, the real property described as follows, free of encumbrances, except as specifically set forth herein:

PARCEL 1:

Beginning at the most Easterly corner of Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon; thence Southwesterly along the Northerly line of Main Street 26 feet; thence Northwesterly at right angles to Main Street 100 feet; thence Northeasterly parallel with Main Street 26 feet to Sixth Street; thence Southeasterly along Sixth Street and along the Easterly line of said Lot 1 a distance of 100 feet to the place of beginning, and being the Easterly 26 x 100 feet of said Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon, being situated in the NW1/4 of NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2:

The Westerly 26 feet of the Easterly 52 feet of the Southerly 100 feet of Lot 1, Block 16 in the Original Town of Klamath Falls, being that portion of Lot 1 in Block 16 of Linkville (now City of Klamath Falls), Oregon, more particularly described as follows:

Beginning at a point on the North line of Main Street 26 feet Westerly from the Southeasterly corner of Lot 1, Block 16, in said town of Linkville (now City of Klamath Falls), Oregon; thence Westerly parallel with Main Street, 26 feet; thence Northerly at right angles to Main Street, 100 feet; thence Easterly and parallel with Main Street, 26 feet; thence Southerly at right angles to Main Street, 100 feet to the place of beginning, and consisting of the property commonly known as 535 Main Street.

Subject to and excepting:

1. Taxes for 1986-87.
2. Memorandum of Lease, including the terms and provisions thereof, by and between Harry D. Boivin and Achim Bassler and Arlette Bassler, husband and wife, dated December 18, 1981, recorded December 18, 1981, in Volume M81 page 21648, Deed records of Klamath County, Oregon. (Affects Parcel 2)

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86 DEC 24 AM 11 46

The true and actual consideration for this conveyance is
\$ 175,000.00.

23824

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

ROBERT D. BOIVIN
110 North 6th Street
Klamath Falls, OR 97601

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.

Dated: December 8, 1986

Harry D. Boivin
HARRY D. BOIVIN

Kathleen R. Boivin
KATHLEEN R. BOIVIN

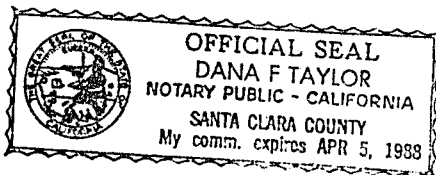
STATE OF OREGON)
County of Klamath) ss.

8th The foregoing instrument was acknowledged before me this
day of December, 1986.

Kathleen J. Green
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/2/89

STATE OF CALIFORNIA)
County of Santa Clara) ss.

15th The foregoing instrument was acknowledged before me this
day of December, 1986.



Dana F. Taylor
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: 1988

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Return to
KFF
540 Main
KF

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 11:46 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 23823

FEE \$14.00

Evelyn Biehn,
By Ann Smith County Clerk