

OK

WARRANTY DEED

Vol. M89 Page 762

96041

KNOW ALL MEN BY THESE PRESENTS, That SPRING CREEK HOME & LAND, INC.,
an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
REX BOYCE and KAREN BOYCE, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 1, Tract n0. 1055, SADDLE MOUNTAIN ESTATES, in the County of Klamath,
State of Oregon.

TAC#8-3509-13CB-200 Key No. 253157

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

SEE ATTACHED EXHIBIT "A"

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,000.00

~~THIS DEED, THE GRANTOR'S CONSIDERATION FOR THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY, IS \$11,000.00. THE GRANTOR'S CONSIDERATION FOR THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY, IS \$11,000.00. THE GRANTOR'S CONSIDERATION FOR THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY, IS \$11,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of October, 1988;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

STATE OF OREGON,)
County of _____) ss.
, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
October 12, 1988

Personally appeared Richard R. Kopczak and

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
President president and that the latter is the
secretary of Spring Creek

Home & Land, Inc.

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

W. Arlene T. Addington (OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3-22-89

(If executed by a corporation,
affix corporate seal)

Spring Creek Home & Land, Inc.

GRANTOR'S NAME AND ADDRESS

Rex Boyce
Karen Boyce

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rex & Karen Boyce
27372 Seco Canyon Road
Saugus, CA 91350

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

- 1) Subject to rules and regulations of Fire Patrol District.
- 2) Conditions, Restrictions as shown on the recorded plat.
- 3) Declaration of Conditions and Restrictions, recorded March 15, 1977 in Book M-77 at page 4361.
- 4) Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Book 306 at page 596; recorded March 9, 1959 in Book 310 at page 369; recorded May 13, 1959 in Book 312 at page 378; recorded March 9, 1959 in Book 310 at page 371.
- 5) Easement, recorded March 21, 1960 in Book 319 at page 561.
- 6) Easement, recorded November 25, 1958 in Book 306 at page 712.
- 7) Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 306 at page 712.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
 of Jan. A.D., 1989 at 10:52 o'clock A.M., and duly recorded in Vol. M89,
 of Deeds on Page 762.
 By Evelyn Biehn, County Clerk
Carolee Mullendore

FEE \$13.00