

#01035428
WARRANTY DEED

AFTER RECORDING RETURN TO:
Dr. and Mrs. John A. Boice
3625 Leafwood Circle
Antioch, CA. 94509

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RICHARD E. BURDE and ELLEN L. BURDE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JOHN A. BOICE and
SUSAN M. BOICE, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

The E 1/2 NW 1/4 SE 1/4 of Section 32, Township 40 South, Range
8 East of the Willamette Meridian, in the County of Klamath,
State of Oregon.

Code 8 & 22, Map 4008-3200, TL 800.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Taxes for the
fiscal year 1990-'91, a lien not yet payable. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Any
improvement located upon the insured property, which constitutes
a mobile home as defined by Chapter 801, Oregon Revised
Statutes, is subject to registration and taxation as therein
provided and as provided by Chapter 308, Oregon Revised
Statutes. 4) Easement as reserved in Contract recorded August
2, 1977 in Book M-77, page 13772. 5) Reservations, including
the terms and provisions thereof, recorded December 2, 1985 in
Book M-85, page 19623.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$70,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of July 1990.

Richard E. Burde
RICHARD E. BURDE

Ellen L. Burde
ELLEN L. BURDE

STATE OF OREGON, County of Klamath)ss.

On July 30, 1990, personally appeared the above named RICHARD E.
BURDE and ELLEN L. BURDE, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me, Barlene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993

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TITLE & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 31st day
of July A.D., 19 90 at 10:55 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 15221.

Evelyn Biehn County Clerk

FEE \$33.00

By Pauline Muelandore