

19825

#0103559/
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Bruce Boyd
3069 Highway 49
Angels Camp, CA. 95222

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

JAMIE LEANN CHOCKTOOT and TIFFANY ANNETTE ATCHLEY, who acquired title as JAMIE LEANN CHERALDO and TIFFANY ANNETTE CHERALDO, hereinafter called GRANTOR(S), convey(s) to BRUCE BOYD and PAT BOYD, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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) Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Sprague River and public rights of fishing and recreation in and to the shoreline of said river. 4) All matters arising from any shifting in the course of Sprague River, including but not limited to, accretion, reliction and avulsion. 5) Unrecorded Lease, including the terms and provisions thereof, as disclosed by instrument recorded in Book 229, page 217. 6) Reservations, including terms and provisions thereof, recorded in Book 272, page 123 Deed Records. 7) Two Easements, including the terms and provisions thereof, recorded September 29, 1959 in Book 13, page 569 and 570.

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 \$24,000.00.

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 30th day of August, 1990.

Jamie Leann Chocktoot
JAMIE LEANN CHOCKTOOT

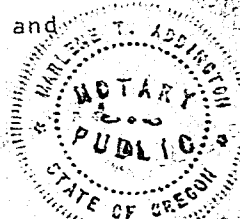
Tiffany Annette Atchley
TIFFANY ANNETTE ATCHLEY

STATE OF OREGON, County of Klamath)ss.

Sept. 5, 1990.

Personally appeared the above named JAMIE LEANN CHOCKTOOT and TIFFANY ANNETTE ATCHLEY and acknowledged the foregoing instrument to be their voluntary act and deed.

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



'90 SEP 7 AM 10 05

EXHIBIT "A"

That portion of the SW 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying West of the Chiloquin-Sprague River Highway.

EXCEPTING THEREFROM those portions conveyed by deeds recorded Febraury 19, 1968 in Book M-68 at Page 1263, recorded May 31, 1968 in Book M-68 at Page 4893, recorded July 5, 1968 in Book M-68 at Page 6093, recorded September 10, 1968 in Book M-68 at Page 8196, and recorded October 26, 1972 in Book M-72 at Page 12431, All Microfilm Records of Klamath County.

CODE 8 MAP 3509-1100 TL 200
CODE 8 MAP 3509-1100 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Sept. A.D., 19 90 at 10:05 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 17948.

Evelyn Biehn County Clerk

FEE \$33.00

By Pauline M. Mulholland