

48910



Aspen
TITLE & ESCROW, INC.

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Volume 2 Page 18080

WARRANTY DEED

AFTER RECORDING RETURN TO:
DOUGLAS A. GIER
JULIE G. GIER
7945 TINGLEY LANE
KLAMATH FALLS, OR 97603

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

BRUCE BOYLAN and ROBERTA F. BOYLAN, husband and wife hereinafter
called GRANTOR(S), convey(s) to DOUGLAS A. GIER and JULIE G.
GIER, husband and wife hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF....

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$128,900.00.

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 ____ day of August, 1992

Bruce A. Boylan
BRUCE BOYLAN

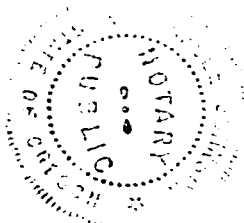
Roberta F. Boylan
ROBERTA F. BOYLAN

STATE OF OREGON, County of Klamath)ss.

On this 12th day of August, 1992,

Personally appeared the above named BRUCE BOYLAN and ROBERTA F.
BOYLAN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-15-94



18C81

EXHIBIT "A"

A tract of land situated in the NW 1/4 NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of said Section 28 and in the centerline of Tingley Road, said point being South 00 degrees 01' 40" West 251.50 feet from the Northwest corner of said Section 28, marked by a 5/8 inch iron pin; thence South 89 degrees 58' 20" East 756.58 feet to a 5/8 inch iron pin; thence South 17 degrees 05' 05" East 284.10 feet to a 5/8 inch iron pin on the center line of an existing access lane extended; thence North 85 degrees 38' 55" West 842.57 feet to a 5/8 inch iron pin at the intersection of said lane and center of said Tingley Road, said point also being on the West line of said Section 28; thence North 00 degrees 01' 40" East 208.00 feet to the point of beginning.

CODE 164 MAP 3909-2800 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Aug. A.D., 19 92 at 2:58 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 18080.

FEE \$35.00

Evelyn Bighn County Clerk

By D. A. Bighn, Notary Public