Vol. <u>m92</u> Page 21215 Volmga Page

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02038842 WARRANTY DEED

TITLE & ESCROW, INC. AFTER RECORDING RETURN TO: WILLIAM BOEHME MERNICE BOEHME 2929 N. Mac Arcthur Dr Spt 187 TRacy, CA 953710

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

GARY A. FRAZIER AND PATRICIA J. FRAZIER, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to WILLIAM BOEHME AND MERNICE BOEHME S., HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of Lot 1, Block 1, RIVERSIDE ADDITION TO KENO, in the County of Klamath, State of Oregon, more particularly described

Beginning at the Southeast corner of Lot 1: thence Northwesterly along the Southerly line of Lot 1 a distance of 165.5 feet to the true point of beginning; thence Northeast parallel to and 20 feet from the Westerly line of said lot, when measured at right angles, to the Northerly line of said Lot 1; thence Northwesterly to the Northwest corner of said lot; thence Southwesterly along the West line of said lot to the South line thereof; thence Southeasterly to the point of beginning.

ALSO Lot 2, Block 1; RIVERSIDE ADDITION TO KENO, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-31CO TL 3000

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND 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 those 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

\$79,900.00. 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 28th day of August, 1992. tlazion a +RICIAS

PATRICIA J. FRAZIER THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT A CLERICAL ERROR α FRAZIER FARY MADE ON THE GRANTEE'S NAME STATE OF OREGON, County of KLAMATH)ss.

luguos 31, 1992

Before me

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Personally appeared the above named GARY A. FRAZIER AND PATRICIA J. FRAZIER and acknowledged the foregoing instrument to be their Voluntary act and deed. 1.28. Ver

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	or record at request of Aspen Tit	ile Co the	day 2
of	<u>Sept.</u> A.D., 19 <u>92</u> at <u>10:03</u> of <u>Deeds</u>	o'clock <u>A.M.</u> , and duly recorded in N on Page <u>20184</u>	CONTRACTOR OF THE STATE
FEE	\$35.00	Evelyn Biehn · County Clerk By <u>Datalens</u> Mus	
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	COF OREGON: COUNTY OF KLAMATH: ss.		
Filed	for record at request of <u>Aspen Title & E</u> <u>September</u> A.D., 19 <u>92</u> at <u>11:16</u>	o'clock <u>A</u> M., and duly recorded in V	<u>17th</u> day /ol. <u>M92</u> ,
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