

75643

02-04-94P03:36 RCVD

Vol 94 Page 4144



WARRANTY DEED

#010341209

AFTER RECORDING RETURN TO:

WILLIAM J. BOYLE
BARBARA G. BOYLE
7840 HIGHWAY 140 EAST
KLAMATH FALLS, OR 97603

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

QUANNAH P. WINDHAM and ELENER M. WINDHAM, husband and wife
hereinafter called GRANTOR(S), convey(s) to WILLIAM J. BOYLE and
BARBARA G. BOYLE, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

That portion of Tract 12 and 13, JUNCTION ACRES, in the County of
Klamath, State of Oregon, more particularly described as
follows:

Commencing at a point on the North line of Tract 13 of Junction
Acres Subdivision 304 feet Easterly from the Northwest corner of
said Tract 13; thence Easterly along said North line 150 feet
more or less to a point; thence South 664 feet more or less to a
point; thence West 150 feet more or less to a point due South of
the point of beginning; thence North 664 feet, more or less to
the point of beginning.

CODE 89 MAP 3910-7BD 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$25,000.00.

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 4th day of February 1994.

Quannah P. Windham
QUANNAH P. WINDHAM

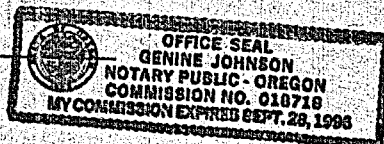
Elener M. Windham
ELENER M. WINDHAM

STATE OF OREGON, County of Klamath)ss.

On this 4th day of February, 1994,

Personally appeared the above named QUANNAH P. WINDHAM and
ELENER M. WINDHAM and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Denise Johnson
Notary Public for Oregon
My Commission Expires: 9/28/96



4444 4567 4567 4444

WARRANTY DEED
05-04-9403-28 RCLV
05-12-9403-28 RCLV

4445
75213

Aspen Title & Escrow, Inc.
#010341209
AFTER RECORDING RETURN TO:
WILLIAM J. BOYLE
BARBARA G. BOYLE
1840 HIGHWAY 140 EAST
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title co the 4th day
of Feb A.D., 19 94 at 3:36 o'clock P M., and duly recorded in Vol. 194
of Daeds on Page 4144
By Evelyn Biehn County Clerk
FEE \$35.00

Klamath, State of Oregon, more particularly described as follows:
Commencing at a point on the North line of Tract 13 of Junction
Acres Subdivision 304 feet easterly from the Northwest corner of
said Tract 13; thence easterly along said North line 150 feet
more or less to a point; thence South 664 feet more or less to a
point; thence West 150 feet more or less to a point due South of
the point of beginning; thence North 664 feet, more or less to
the point of beginning.

CODE 89 MAP 3910-7BD LT 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 time and actual consideration for this transfer is
\$22,000.00.

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 4th day of February, 1994.

QUINNAN P. WINDHAM
ELENER M. WINDHAM

STATE OF OREGON, County of Klamath, ss.
On this 4th day of February, 1994,

Personally appeared the above named QUINNAN P. WINDHAM and
ELENER M. WINDHAM and acknowledged the foregoing instrument to
be their voluntary act and deed.

NOTARY PUBLIC FOR OREGON
COMMISSION EXPIRES 03/31/98
GEMINI JOHNSON
OFFICE SEAL

Before me:
Notary Public for Oregon
My Commission Expires: 03/31/98