

WARRANTY DEED

MTC 32422-KR

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL THIBODEAUX and CAROL THIBODEAUX, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RANDY BOUGHTON

_____ , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed, recorded March 19, 1986 in Volume M86, page 4573, Microfilm Records of Klamath County, Oregon in favor of Theodore N. Emard and Dorothy L. Emard, husband and wife, as Beneficiary which the above named Grantor DOES NOT agree to assume nor pay and the Grantors named above hereby agree to hold the Grantees harmless therefrom.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 130,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of April, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)

County of Klamath) ss.April 7, 19 94.

MICHAEL THIBODEAUX

CAROL THIBODEAUX

Personally appeared the above named
MICHAEL THIBODEAUX and CAROL THIBODEAUX

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

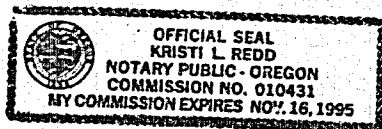
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)



MICHAEL THIBODEAUX & CAROL THIBODEAUX

P.O. Box 294

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

RANDY BOUGHTON

31229 Hwy 97 N

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

ANY INCLUDING RETURN TO:

RANDY BOUGHTON

31229 Hwy 97 N

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

If a charge is requested all fee statements shall be sent to the following address:

RANDY BOUGHTON

31229 Hwy 97 N

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

#32422-KR

10575

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 295 feet of the following described parcel:

A tract of land situated in Government Lots 17 and 24, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East line of the SE1/4 of said Section 28, as established by Survey No. 146 of the Klamath County's Surveyor's Records, said 5/8 inch iron pin being North 1800.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 238.92 feet to a 1/2 inch iron pin; thence West 631.66 feet to a 1/2 inch iron pin on the East line of that tract of land described in Deed Volume M80, page 5100, as recorded in the Klamath County Deed Records; thence, along the Easterly and Northerly line of said Deed, Volume M80, page 5100, South 08 degrees 42' 03" East 239.77 feet to a 5/8 inch iron pin, and South 89 degrees 49' 00" East 595.41 feet, more or less, to the point of beginning, with Survey No. 3479, as recorded in the office of the Klamath County Surveyor, being the basis of bearings and reference for this description.

TOGETHER WITH a 1979 KOZY Mobile Home, Oregon License #X164308, Serial #SD2698A which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of April A.D., 19 94 at 3:30 o'clock P M., and duly recorded in Vol. M94 day
of Deeds on Page 10574

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullens