

WARRANTY DEED
Page 1235
MTC 32426-HF

KNOW ALL MEN BY THESE PRESENTS, That
MICHAEL HERRON and CHARLENE HERRON, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CHRISTOPHER T. BOAZ and SANDRA E. BOAZ, husband and wife
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

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."
LIMITS ON LAWSUITS AGAINST FARMING OR FORESTRY
 To Have on the Property

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 those of record and those apparent upon the land, if any, as the date of this deed.

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 and that the true and actual consideration paid for this transfer

~~XXXXXX The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00 XXXXXX~~
~~XXXXXX of the consideration that has been received by the donor, the sum of \$ 75,000.00 XXXXXX~~
~~XXXXXX In construing this deed and when it is applied to the facts and circumstances, the following XXXXXX~~

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 22nd day of April, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized in order of its board of directors.

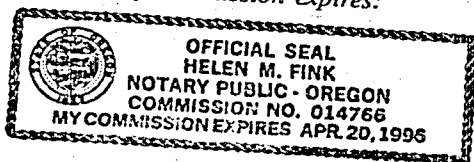
STATE OF OREGON,
County of Clatsop
4/25, 1994 A.D.

CHARLENE HERRON

Personally appeared the above named _____
MICHAEL HERRON
CHARLENE HERRON

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

Before me: Notary Public for Oregon
My commission expires:



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 HERRON and CHARLENE HERRON~~

PO Box 8174
Klamath Falls

GRANTOR'S NAME AND ADDRESS
CHRISTOPHER T. BOAZ and SANDRA E. BOAZ
4326 DENVER AVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

CHRISTOPHER T. BOAZ and SANDRA E. BOAZ
4326 DENVER AVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

A change is requested all tax statements shall be sent to the following address:

CHRISTOPHER T. BOAZ and SANDRA E. BOAZ
4326 DENVER AVE
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the [redacted]

CHRISTOPHER T. BOAZ and SANDRA E. BOAZ
4326 DENVER AVE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of ss.

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 _____

By _____ Recording Officer _____

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89 degrees 58' 50" West 546.1 feet and North 0 degrees 13' 30" West 1692.5 feet distant; thence North 89 degrees 58' 50" East along the South boundary of Denver Avenue 134.0 feet to a 5/8" aluminum capped monument; thence South 0 degrees 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 56' 20" West 226.7 feet to a point; thence North 0 degrees 15' 30" West 212.2 feet to a 5/8 inch aluminum capped monument; thence North 89 degrees 58' 50" East 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0 degrees 13' 50" West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly boundary of Denver Avenue, from which the monument marking the Northwest corner of said Section 11 bears South 89 degrees 58' 50" West 552.6 feet and North 00 degrees 13' 30" West 1692.5 feet distant; thence North 89 degrees 58' 50" East along the said Southerly boundary of Denver Avenue, 127.5 feet to a 5/8" aluminum capped monument; thence South 00 degrees 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 56' 20" West 126.7 feet; thence North 00 degrees 15' 30" West 302.05 feet to the point of beginning.

PARCEL 2:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 58' 50" West 452.6 feet and North 0 degrees 13' 30" West 1692.5 feet distant; (said point being 110.0 feet Easterly from the West line of that tract of land conveyed at Page 622, Volume 298, Deed Records of Klamath County, Oregon as surveyed on the ground); thence North 89 degrees 58' 50" East along the South boundary of Denver Avenue 93.5 feet to a 5/8 inch aluminum capped monument; thence South 0 degrees 13' 50" East 90.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 58' 50" West 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0 degrees 15' 30" West 90.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of April A.D., 19 94 at 1:39 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 12353

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall