



82593

06-10-94P03:48 RCVD

Vol. m94 Page 18322

WARRANTY DEED

ATE #02041735

AFTER RECORDING RETURN TO:

Mr. and Mrs. Joe Boyles
2505 Wiard Street
Klamath Falls, OR 97603

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

WILLIAM F. COLT and ANNABELL COLT, husband and wife, ^{BOYLES}
hereinafter called GRANTOR(S), convey(s) to KAREN M. and JOE A.
BOYLES, wife and husband, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN. . . .

"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
\$59,900.00.

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 3rd day of June 1994.

William F. Colt
WILLIAM F. COLT

Annabell Colt
ANNABELL COLT

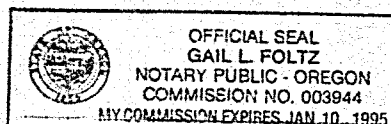
STATE OF OREGON, County of Marion)ss.

On June 3rd, 1994, personally appeared WILLIAM F. COLT and
ANNABELL COLT, and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Gail L. Foltz

Notary Public for: Oregon

My Commission Expires: 1-10-95



18323

EXHIBIT "A"

All that portion of the NW 1/4 of the SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning 740 feet South and 20 feet East of the center of said Section 2; thence East parallel with the Klamath Falls-Lakeview Highway 162 1/2 feet; thence South at right angles 70 feet; thence West parallel with the highway 162 1/2 feet; thence North 70 feet to the place of beginning.

CODE 41 MAP 3909-2DB TL 4900



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day
of June A.D., 19 94 at 3:48 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 18322.

Evelyn Biehn - County Clerk

FEE \$35.00

By Dorlene Millendore