

91080

DATE 340  
WARRANTY DEED

Vol. 199 Page 1

**KNOW ALL MEN BY THESE PRESENTS, That**  
**RUTH V. BOYLE**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called TRUSTEES OF THE BROWN FAMILY TRUST \_\_\_\_\_, 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:

That portion of the S1/2 of the NW1/4 of the SW1/4 lying East of Sprague River in Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

*"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 30.930."*

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 those of record and those apparent upon the land, if any, as 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 \$ 28,000.00

*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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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 \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named \_\_\_\_\_  
RUTH V. BOYLE

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ 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)

ROTH V. BOYLE  
4560 N. RIVER ROAD #112  
OCEANSIDE, CA 92054

GRANTOR'S NAME AND ADDRESS  
TRUSTEES OF THE BROWN FAMILY TRUST  
1313 MIRA VISTA COURT  
ANTIOCH, CA 94509

GRANTEE'S NAME AND ADDRESS

TRUSTEES OF THE BROWN FAMILY TRUST  
1313 MIRA VISTA COURT  
ANTIOCH, CA 94509

NAME, ADDRESS, ZIP

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

TRUSTEES OF THE BROWN FAMILY TRUST  
1313 MIRA VISTA COURT  
ANTIOCH, CA 94509

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  
affixed.~~

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

**MOUNTAIN TITLE COMPANY**

01-15-94A10:00 RCVD

**MOUNTAIN TITLE COMPANY**

35033

3008 (1/91) — (General) First American Title Company

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

} ss.

On 10/24/1994 before me, DANIEL M. LONDON  
personally appeared RUTH V BOYLE\_\_\_\_ personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Daniel M London

(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day  
of November A.D., 19 94 at 10:00 o'clock A. M., and duly recorded in Vol. M94,  
of Deeds on Page 35032

Evelyn Bight,

County Clerk

By Apette M. Day

FEE \$35.00