



92247

12-08-94P03:46 RCVD

WARRANTY DEED

Vol m94 Page 37391

ATE #02042408  
AFTER RECORDING RETURN TO:

ALICIA P. HUGGINS  
1726 Johnson Avenue  
Klamath Falls, OR 97601

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

JAMES K. BOGER, hereinafter called GRANTOR(S), convey(s) to  
ALICIA P. HUGGINS, an unmarried woman, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

The East 90 feet of Lot 3, Block 25, HILLSIDE ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1 Map 3809-29AD Tax Lot 7400

"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  
\$51,000.00.

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 5th day of December, 1994.

X James K Boger  
JAMES K. BOGER

STATE OF NEW MEXICO, County of Bernalillo ) ss.

On December, 10 1994, personally appeared JAMES K. BOGER,  
and acknowledged the foregoing instrument to be her voluntary  
act and deed.

Before me: X [Signature]  
Notary Public for: NEW MEXICO  
My Commission Expires: Oct. 19, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day  
of Dec A.D. 19 94 at 3:46 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 37391

FEE \$30.00

Evelyn Biehn - County Clerk  
By Carlene Mulvaney