

WARRANTY DEED

05-04-95P02:27 RCVD

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES R. BOYCE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EAST CASCADE PROPERTIES, INC., 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:

Lot 7 in Block 37, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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

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 \$ 4,000.00

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 2nd day of May, 1995; 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.

CALIFORNIA
STATE OF OREGON,)
County of RIVERSIDE) ss.
MAY 2, 1995, 19 95.

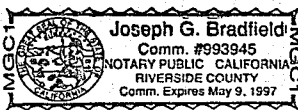
Charles R. Boyce

Personally appeared the above named _____
CHARLES R. BOYCE

_____ and acknowledged the foregoing instrument
to be HIS 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)

~~CHARLES R. BOYCE~~
~~27364 E. RANCHO DRIVE~~
~~SUN CITY, CA 92586-3237~~

GRANTOR'S NAME AND ADDRESS
EAST CASCADE PROPERTIES, INC.
P.O. BOX 214
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

EAST CASCADE PROPERTIES, INC.
P.O. BOX 214
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

EAST CASCADE PROPERTIES, INC.
P.O. BOX 214
KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

55

County of Klamath

I certify that the within instrument was received for record on the 4th day of May, 19 95, at 2:27 o'clock P. M., and recorded in book M95 on page 11621 or as file/reel number 99506,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co Clerk
By Rebecca Letsch Recording Officer
Deputy

FEE: \$30.00

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