

NL 18951

WARRANTY DEED

Vol. M96 Page 15779KNOW ALL MEN BY THESE PRESENTS, That Douglas M. Boylan andAngela E. Boylan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Walter E. Wagner  
and Eleanor A. Wagner, husband and wife,  
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,  
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto  
 belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,  
 to-wit:

Lot 34, Block 14, Klamath Falls Forest Estates,  
 Highway 66 Unit Plat No. 1 in the county of  
 Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is  
 lawfully seized in fee simple of the above granted premises, free from all encumbrances

no exceptions

and that

grantor will warrant and forever defend the 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 \$ 323.10

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$323.10. The whole or part of the consideration (hereinafter referred to as the "consideration") shall be deemed to be the amount of the consideration paid for this transfer, stated in terms of dollars, is \$323.10. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical  
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15<sup>th</sup> day of April, 1996;  
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
 duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
 SCRIBED 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.

Douglas M. Boylan

Angela E. Boylan

STATE OF OREGON, County of Washington ss.

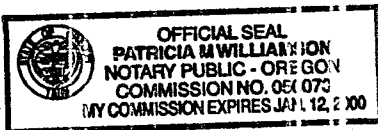
This instrument was acknowledged before me on April 15, 1996  
 by Douglas M. Boylan and Angela E. Boylan

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Patricia M. Williamson  
 Notary Public for Oregon  
 My commission expires Jan. 12, 2000

Douglas M. and Angela E. Boylan  
304 SE 40 th Ave  
Hillsboro, Or 97123

Grantor's Name and Address

Walter E. and Eleanor A. Wagner  
P. O. Box 162 Meadowlark Dr.  
Bonanza, Or 97623

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Walter E. and Eleanor A. Wagner  
P. O. Box 162 Meadowlark Dr  
Bonanza, Or 97623

Until requested otherwise send all tax statements to: (Name, Address, Zip):  
Walter E. and Eleanor A. Wagner  
P. O. Box 162 Meadowlark Dr  
Bonanza, Or 97623

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath } ss.

I certify that the within instrument  
 was received for record on the 31st day  
 of May, 1996, at  
11:04 o'clock AM., and recorded in  
 book/reel/volume No. M96 on page  
15779 and/or as fee/file/instru-  
 ment/microfilm/reception No. 18951,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Bernetha G Letsch, County Clerk

By Cheryl Sussel Deputy.

Fee \$30.00