

19126

MTC 38084-KR

WARRANTY DEED

Vol. 1196 Page 16161

KELLY WIK AKA KELLY OLSON,

Grantor(s) hereby grant, bargain, sell and convey to:

ORLAND L. BOORMAN & TERRI LYNN BOORMAN, HUSBAND AND WIFE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
 and the 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.

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.

- The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee. This Deed is being given from the Grantor directly to Grantee at the instruction and direction of American Exchange Services, Inc.
- Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5214 Primrose Lane, Klamath Falls, OR 97601

Dated this 25 day of May, 1996.

X Kelly Wik
 KELLY WIK

* NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 19 96COUNTY OF Klamath m. Klamath

Personally appeared the above named _____

KELLY WIKand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Bruce A. HutchinsonNotary Public for OregonMy commission expires 7-25-1999

(seal)

ESCROW NO. MT38084-KR

Return to:

Orland L. & Terri Lynn Boorman
5214 Primrose Ln.
Klamath Falls, OR 97601



96 JUN -3 P 3:49

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land being Lot 5, Block 1, TRACT 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the following described portion:

A tract of land situated in Lot 5, Block 1, TRACT 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the Southerly right of way line of Airway Drive, said iron pin being South 00 degrees 17' 03" East a distance of 30.00 feet from the corner common to said Sections 23 and 24; thence North 89 degrees 39' 09" West along said right of way line 141.67 feet; thence South 00 degrees 20' 51" West 284.09 feet; thence North 87 degrees 57' 36" East 132.72 feet; thence South 00 degrees 20' 51" West 345.00 feet; thence East 191.96 feet to the Westerly right of way line I-C-1 U.S.B.R. Drain; thence North 17 degrees 25' 40" East along said Westerly right of way line 659.80 feet to the Southerly right of way line of said Airway Drive; thence South 89 degrees 05' 04" West 376.77 feet to the point of beginning, with the bearings based on said Tract 1111.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
of June A.D., 1996 at 3:46 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 16161.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

kw