

MTC38770MS

WARRANTY DEED

ROGER D. LOKEN,

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

PAUL T. BOYD and SHERRI BOYD, 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:

Lot 4, Block 3, of TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 11,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P. O. BOX 216, KENO, OR 97627

Dated this 31st day of July, 19 96

Roger D. Loken
ROGER D. LOKEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

ss. July 31

19 96

Personally appeared the above named Roger D. Loken

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Margaret Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT38770-MS

Return to:

PAUL T. BOYD

P. O. BOX 216

KENO, OR 97627

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day of July A.D., 19 96 at 11:49 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 23187.

FEE \$30.00

Bernetha G. Letsch County Clerk

By Rodman Bass

96 JUL 31 AM 11:49

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