



16 DEC 23 11:12

STATE OF OREGON,  
County of Klamath ss.

## WARRANTY DEED

Filed for record at request of:

Aspen Title &amp; Escrow

on this 23rd day of December A.D. 1996  
 at 11:12 o'clock A.M. and duly recorded  
 in Vol. 196 of Deeds Page 39683.  
 Bernethia G. Letsch County Clerk  
 By Ruthann Ross

Deputy.

ASPEN TITLE ESCROW NO. 05034226  
 AFTER RECORDING RETURN TO:  
 STEPHEN F. BOYER  
 696 FAITH AVENUE  
 ASHLAND, OR 97520

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS: Fee \$30.00  
 SAME AS ABOVE

WANDA H. SMITH AND DONALD C. WILSON, each is to an undivided  
 1/2 interest, hereinafter called GRANTOR(S), convey(s) to  
 STEPHEN F. BOYER, hereinafter called GRANTEE(S) all that real  
 property situated in the County of Klamath, State of Oregon,  
 described as:

Lots 1 and 2, Block 25, INDUSTRIAL ADDITION TO THE CITY OF  
 KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TAX LOT 4500  
 CODE 1 MAP 3809-33AB TAX LOT 4600

"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 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, contracts and/or  
 rights for irrigation and/or drainage,

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  
 \$3,000.00.

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 17th day of October, 1996.

Wanda H. Smith  
 WANDA H. SMITH

Donald C. Wilson  
 DONALD C. WILSON

STATE OF WASHINGTON, County of WAS ss.

On October 26, 1996, personally appeared Donald C. Wilson,  
 who acknowledged the foregoing instrument to be his voluntary  
 act and deed.

Aspd W. Wilson  
 Notary Public for Washington  
 My Commission Expires:

STATE OF OREGON, County of Washington

On October 21st, 1996, personally appeared Wanda H. Smith who  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

Before me: Tracie D. Harbick  
 Notary Public for Oregon  
 My commission expires: 1/19/97

