

16 DEC 23 11:12

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

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

Aspen Title & Escrow

on this 23rd day of December A.D., 1996
at 11:12 o'clock A.M. and duly recorded
in Vol. 1746 of Deeds Page 39683

Bernetha G. Letsch County Clerk

By

Nathaniel Ross

Deputy

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 as 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 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 30.390."

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
liens 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.

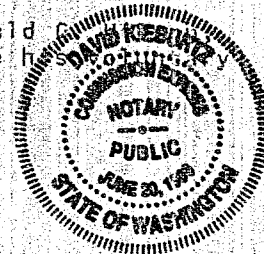
Wanda H. Smith
WANDA H. SMITH

Donald C. Wilson
DONALD C. WILSON

STATE OF WASHINGTON, County of King ss.

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

David V. Burt
Notary Public for Washington
My Commission Expires:

STATE OF OREGON, County of Washington

On October 31st, 1996, personally appeared Wanda H. Smith who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: David D. Hurd
Notary Public for Oregon
My commission expires: 1/1/97

