

'97 FEB 28 AM 1:53



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#01045866
AFTER RECORDING RETURN TO:DEREK ALLEN BOLTON
KIMBERLY LYNN BOLTON4415 Cottage
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 28th day of February A.D., 1997
at 11:53 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 6025

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
Fee, \$30.00 Deputy.RAYMOND L. SCHWARM and CAROL A. SCHWARM, hereinafter called
GRANTOR(S), convey(s) to DEREK ALLEN BOLTON and KIMBERLY LYNN
BOLTON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 9, Block 28, NIMROD RIVER PARK FOURTH ADDITION, in the
County of Klamath, State of Oregon.

Code 10 Map 3610-12C0 TL 400

DAS
LLB

"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, 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
\$55,587.39.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 25th day of February, 1997.Raymond L. Schwarm
RAYMOND L. SCHWARMCarol A. Schwarm
CAROL A. SCHWARM

STATE OF OREGON, County of Klamath)ss.

On this 26th day of February, 1997,Personally appeared the above named RAYMOND L. SCHWARM and
CAROL A. SCHWARM and acknowledged the foregoing instrument to
be their voluntary act and deed.Before me: Marlene T. Addington
Notary Public for OregonMy Commission Expires: 3-22-97