

'97 DEC 12 P3:21



## WARRANTY DEED

ATC #03046958

AFTER RECORDING RETURN TO:

DAVID &amp; JUNE BOON

MARY WATSON

2306 Catowald Court  
Ft. Collins, Co. 80504UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

SAMUEL JACKSON and HILDEGARD JACKSON, hereinafter called  
GRANTOR(S), convey(s) and warrants to DAVID Y. BOON and JUNE A.  
BOON, HUSBAND AND WIFE, MARY L. WATSON, A UNMARRIED WOMAN,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 664, Block 116, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TL 900

"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  
\$48,000.00.

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 8th day of December, 1997.

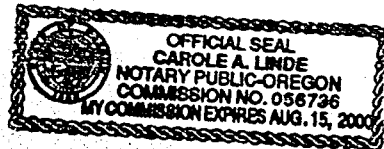
Samuel P. Jackson by  
Hildegard M. Jackson  
SAMUEL JACKSON, HILDEGARD JACKSON,  
ATTORNEY IN FACT.

Hildegard M. Jackson  
HILDEGARD JACKSON

STATE OF OREGON, County of Klamath)ss.

On December 8, 1997, personally appeared SAMUEL JACKSON AND  
HILDEGARD JACKSON who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Carole A. Linde  
Notary Public for Oregon  
My Commission Expires: August 15, 2000.

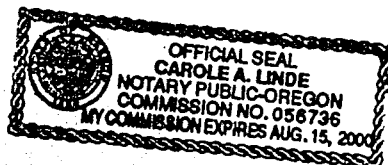


This Notary Certificate if prepared on a separate page and is attached to the document entitled Warranty Deed, containing one (1) page and is attached to that document by means of staple.

[illegible]

The foregoing instrument was acknowledged before me this 8th day of December, 1997, by Hildegard Jackson as attorney in fact for Samuel Hildegard, on behalf of said principal.

*Carole A. Kind*  
Notary Public for Oregon  
My commission expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day  
of December A.D., 1997 at 3:21 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 40527.

**FEE \$35.00**

By Kathleen Rosen Bernetha G. Leisch, County Clerk