

WARRANTY DEED

ASPEN TITLE ESCROW NO. 0204592

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Christopher C. Boivin

1102 No. 6th  
Klamath Falls, OR 97601

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

ROBERT J. BEMRICK II, hereinafter called GRANTOR(S), convey(s)  
and warrants to CHRISTOPHER C. BOIVIN and AMY E. BOIVIN,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

AB  
"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  
\$159,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

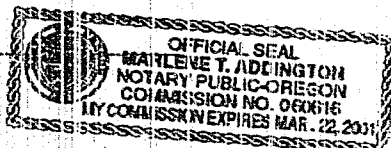
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 5th day of May, 1998.

Robert J. Bemrick II  
ROBERT J. BEMRICK II

STATE OF OREGON, County of (Klamath)ss.

On May 5, 1998, personally appeared the above named Robert J.  
Bemrick, II, and acknowledged the foregoing instrument to be  
his voluntary act and deed.

Before me: Marlene T. Adington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



## EXHIBIT "A"

A portion of Lot 1, Block 3, Tract 1091, LYNNEWOOD, in the County of Klamath, State of Oregon. TOGETHER WITH the vacated portion of Arrowhead Road (30 feet wide) adjoining, more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 1, said point being North 18 degrees 21' 42" East a distance of 73.71 feet from the Southwest corner of said Lot 1; thence North 18 degrees 21' 42" East along the West line of Lot 1, a distance of 83.87 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 134.26 feet; thence Northeasterly along said curve a distance of 51.57 feet (chord of said curve bears North 29 degrees 22' 00" East, with a length of 51.26 feet); thence North 40 degrees 22' 18" East a distance of 73.56 feet; thence South 00 degrees 05' 51" West, along a line parallel with and 30 feet distant from the East line of Block 3, a distance of 180.48 feet; thence North 89 degrees 54' 09" West a distance of 98.90 feet, to the point of beginning.

CODE 1 MAP 3808-25DD TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day  
of May A.D., 19 98 at 3:08 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 15418

FEE: \$35.00

By Bernetha G. Letsch County Clerk  
K. H. H. H. H.