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Vol. 1998 Page 28261

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JACKSON COUNTY TITLE
DIVISION OF OREGON TITLE INSURANCE COMPANY

81659ja

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

GAYLE C. CLOGSTON and BETTY C. MALLON

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

STEVEN M BOE and M DENISE BOE, husband and wife as to an undivided 1/2 interest
and ROBERT M HANSON and PEGGY HANSON, husband and wife as to an undivided 1/2 interest

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath , State of Oregon, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 50,000.00

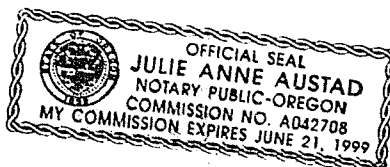
WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of July, 1998.

"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 30.930."

Gayle C. Clogston
GAYLE C. CLOGSTONBetty C. Mallon by Gayle C. Clogston
BETTY C. MALLON attys in factSTATE OF OREGON
COUNTY OF JACKSONThe foregoing instrument was acknowledged before me this 28 day of July, 1998,
by

GAYLE C. CLOGSTON and BETTY C. MALLON

Julie Anne Austad
Notary Public for Oregon
My commission expires _____Mail Tax Statements to:
Grantee
429 Friendship Circle
Ashland OR 97520

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EXHIBIT "A"

All those portions of Lots 3, 4 and 5, Block 26, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner of Esplanade Street and Eldorado Avenue, same being the corner of Lot 4 aforesaid; thence Northwesternly along the Easterly line of Lots 3 and 4 aforesaid, a distance of 24 feet, more or less, to a point 38 feet Southerly from the Northeasterly corner of Lot 3 aforesaid; thence Westerly at right angles to Eldorado Avenue 75 feet; thence Southerly parallel with Eldorado Avenue a distance of approximately 75.5 feet to the Northwesternly line of Esplanade Street; thence Northeasterly along said Northwesternly line of Esplanade Street to the point of beginning.

CODE 1 MAP 3809-28CB TL 6100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of July A.D., 19 98 at 3:48 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 28261

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed