

67561

Vol. 111 Page 37019

98 OCT -7 P3:39

STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05048298  
AFTER RECORDING RETURN TO:  
Mr. and Mrs. Jerry D. Boggs  
430 Havencrest Court  
Klamath Falls, OR 97603

Aspen Title & Escrow  
on this 7th day of October A.D., 1998  
at 3:39 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 37019

Berntha G. Letsch, County Clerk

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

By Kathleen Ross  
Fee, \$30.00 Deputy.

STEVEN J. JACKSON, hereinafter called GRANTOR(S), convey(s) to  
JERRY D. BOGGS AND VALERIE K. BOGGS, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 17, Block 10, Tract 1152, NORTH HILLS, in the County of  
Klamath, State of Oregon.

CODE 63 MAP 3809-35AA TL 4900

"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  
\$194,000.00.

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 5 day of October, 1998.

Steven J. Jackson  
STEVEN J. JACKSON

On 10-5-98 before me,  
C. Filipelli, personally appeared

Steven J. Jackson  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature C. Filipelli  
My commission expires: 11/3/02

