

KNOW ALL MEN BY THESE PRESENTS, That CHESTER WILSON and ADELINE WILSON, Trustees of the Chester Wilson Trust, also known as Chester L. Wilson & Adeline E. Wilson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN O. BOEHME, JR. and BETTY L. BOEHME, husband and wife, 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 and State of Oregon, described as follows, to-wit:

The Westerly 100 feet of Lots 7 and 8, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land and that if any, as of the date of this deed, 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. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and 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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of May, 1986, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Chester Wilson
Chester Wilson, Trustee

Adeline Wilson
Adeline Wilson, Trustee

STATE OF OREGON, County of _____) ss.

STATE OF OREGON, Nevada) ss.
County of Douglas)
5/30, 1986

Personally appeared the above named
Chester Wilson and Adeline Wilson,
Trustees of the Chester Wilson
Trust and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Personally appeared _____ and
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Belong me:
Carol Costa

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:



CAROL COSTA

Notary Public for Oregon
Douglas County

My Appointment Expires:

Chester & Adeline Wilson

GRANTOR'S NAME AND ADDRESS

GLEN O. BOEHME, JR. & BETTY L. BOEHME
5984 Delaware
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Glen O. Jr. & Betty L. Boehme
5984 Delaware
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Units or changes to contract and all fee statements shall be sent to the following address:

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. Covenants, conditions and restrictions as shown on the recorded plat, as follows:
"hereby dedicate, donate and convey to the public, for public use forever, the roads, irrigation ditches and drains shown on "HOMELAND TRACTS NO. 2" as platted hereon."
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from F. C. Adams and Gladys T. Adams to A. E. Book, dated July 9, 1942 and recorded May 12, 1944, in Book 165, page 31, Deed Records of Klamath County, Oregon, as follows:
"Subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises so granted irrigation and drainage ditches and the right to enter upon said premises for the purpose of constructing and maintaining such ditches. Their conveyance, however, is made with the further consideration that the grantor, heirs or assigns, will not use the premises for other than residential purposes and will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1,000.00."

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of October A.D., 19 98 at 11:43 o'clock AM., and duly recorded in Vol. M98
of Deeds on Page 39696
By Bernethy G. Letsch, County Clerk
Kathleen Rosen
FEE \$35.00