

DA JUN 11 P3:59

MT48398-KR

WARRANTY DEED

Vol M99 Page 23225

STEVEN M. BOE & M. DENISE BOE, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST AND ROBERT M. HANSON & PEGGY HANSON, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LAUREL L. RAMSEY,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.


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.


The true and actual consideration for this conveyance is \$ 89,000.00.


Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~741 NW 11TH, CORVALLIS, OR 97330~~ 1845 Esplanade Avenue,

Dated this 9th day of June, 1999. Klamath Falls, OR 97601


STEVEN M. BOE


M. DENISE BOE


ROBERT M. HANSON


PEGGY HANSON

STATE OF OREGON

COUNTY OF

Klamath

SS.

June

9

19 99

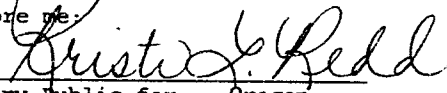
Personally appeared the above named

Robert M. Hanson

and acknowledged the foregoing instrument to be his voluntary act.



Before me:



Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT48398-KR

Return to:

LAUREL L. RAMSEY

~~741 NW 11TH~~ 1845 Esplanade Ave
~~CORVALLIS, OR 97330~~ Klamath Falls, OR 97601

STATE OF OREGON,

County of

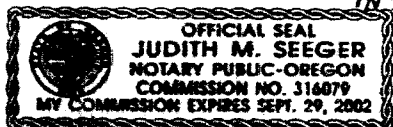
Jackson

} ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 9th day of June, 1999,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared, the within
named Steven M. Boe, M. Denise Boe, and Peggy Hanson

known to me to be the identical individuals described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written

Judith M. Seeger
Notary Public for Oregon
My commission expires _____

Unofficial Copy

EXHIBIT 'A'
LEGAL DESCRIPTION

All those portions of Lots 3, 4 and 5, Block 26, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 Northwesterly 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 approximately 75.5 feet to the Northwesterly line of Esplanade Street; thence Northeasterly along said Northwesterly line of Esplanade Street to the point of beginning.

State of Oregon, County of Klamath

Recorded 6/11/99, at 3:39 p. m.

In Vol. M99 Page 23225

Linda Smith,

County Clerk

Fee\$ 40 KR