

1999 JUL 30 AM 11:03

MT48516-KR  
WARRANTY DEED

Vol M99 Page 30385

RICHARD BERGSTROM and CAROL PATZKOWSKY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WILLIAM A. BOYSEN and MARILYN BOYSEN, as tenants by the entirety,  
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:

LOT 3 AND THE NORTH 48 FEET OF LOT 4 IN BLOCK 32 OF HOT SPRINGS ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3809-029AD-00300-000

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 143,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~505 PACIFIC TERRACE~~, KLAMATH FALLS, OR 97601  
1220 N. Eldorado

Dated this 28th day of July, 1999

Richard Bergstrom  
RICHARD BERGSTROM  
Carol Patzkowsky  
CAROL PATZKOWSKY

State of Oregon  
County of

This instrument was acknowledged before me on July 28, 1999 by  
RICHARD BERGSTROM & CAROL PATZKOWSKY

Kristi L. Redd  
(Notary Public for Oregon)

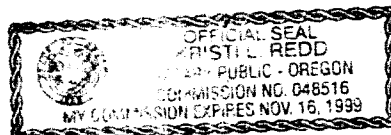
My commission expires 11/16/99

ESCROW NO. MT48516-KR

Return to:

WILLIAM A. BOYSEN

~~505 PACIFIC TERRACE~~ 1220 N. Eldorado  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 7/30/99, at 11:03 a.m.  
In Vol. M99 Page 30385  
Linda Smith,  
County Clerk Fee \$ 30 - KR