

200 JUN -7 PM 3:11

MT50996-MS  
WARRANTY DEED

Vol MOO Page 20663

CHARLES B. HOY AND NADINE HOY, AS TENANTS BY THE ENTIRETY AS TO PARCEL 1 AND  
CHARLES B. HOY, JR. AND NADINE HOY, AS TENANTS BY THE ENTIRETY AS TO PARCEL 2.,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CHRISTIAN DRAPEAU,

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

3907-025DO-600 488396

3907-025DO-700 488387

3907-025DO-800 488403

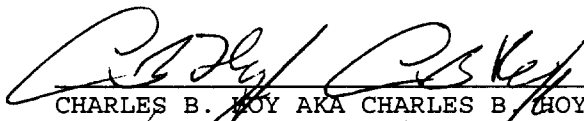
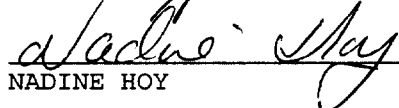
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 167,500.00.

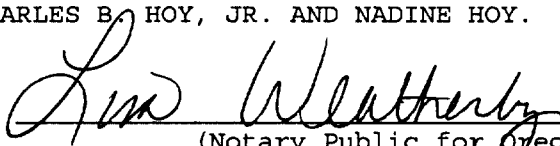
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 15906 BALD EAGLE CT KLAMATH FALLS, OR 97601

Dated this 5 day of June, 06.

  
CHARLES B. HOY AKA CHARLES B. HOY JR.  
  
NADINE HOY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 5, 2006 by  
CHARLES B. HOY AKA CHARLES B. HOY, JR. AND NADINE HOY.

  
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50996-MS

Return to:  
CHRISTIAN DRAPEAU  
15906 BALD EAGLE CT  
KLAMATH FALLS, OR 97601



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1: Lots 1 and 2, Block 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 3, Block 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 06/07/00, at 2:11 p. m.  
In Vol. M00 Page 20663  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>