

Seller: BOYLES
Order No.: 301932

K56456
Data ID: 37822
Job No.: 19624

STATE OF OREGON
Coun

lee

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Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

FIRST AMERICAN TITLE

Until requested otherwise, send all tax statements to
(Name, Address, Zip):

- SEE FOLLOWING DEED -

_____, Recorder of said County.

Witness my hand and seal of County
affixed.

Name

Title

By _____, Deputy

Above Space Reserved for Recorder's Use

WARRANTY DEED

KAREN M. BOYLES AND JOE A. BOYLES (herein referred to as Grantor, whether one or more), conveys and warrants to PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

(herein referred to as Grantee, whether one or more), the following described real property free of encumbrances except as set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Tax Account Number(s): 3909-002DB-04900-000

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.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that they are free from all encumbrances except as described herein, and that he will warrant and defend the same from all lawful claims whatsoever.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

The true consideration for this conveyance is \$FAIR EQUITY (Here comply with the requirements of ORS 93.030)

Dated this 21 day of FEBRUARY, 2001.

Joe A. Boyles
JOE A. BOYLES—Grantor

Karen M. Boyles
KAREN M. BOYLES—Grantor

[Acknowledgments Continue]

OC
K31

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STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 9th day of February,
2001, by KAREN M. BOYLES.

Witness my hand and official seal,

Shari Rae M. Siver
Notary Public
My commission expires 6-4-04

STATE OF Oregon
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 12th day of February,
2001, by JOE A. BOYLES.



Witness my hand and official seal,


Shanna L. Done
Notary Public
My commission expires May 4, 2004

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EXHIBIT "A"

LEGAL DESCRIPTION


ALL THAT PORTION OF THE NW 1/4 SE 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS A PORTION OF LOT 1 OF ~~KIELSMEIER~~ ~~KIELSMEIER~~ ACRE TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 740 FEET SOUTH AND 20 FEET EAST OF THE CENTER OF SAID SECTION 2; THENCE EAST PARALLEL WITH KLAMATH FALLS-LAKEVIEW HIGHWAY 162 1/2 FEET; THENCE SOUTH AT RIGHT ANGLES 70 FEET; THENCE WEST PARALLEL WITH THE HIGHWAY 162 1/2 FEET; THENCE NORTH 70 FEET TO THE PLACE OF BEGINNING.

State of Oregon, County of Klamath
Recorded 02/21/01, at 2:04 p. m.
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Linda Smith,
County Clerk Fee \$ 21⁰⁰