

'02 JUN 12 PM2:54

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THIS SPACE RESERVED FOR RECORDER'S USE

MTL 57345-KR

After recording return to:

SHERRI L. BOYD  
5081 HARLAN DRIVE  
KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

SHERRI L. BOYD  
5081 HARLAN DRIVE  
KLAMATH FALLS, OR 97603

Escrow No. MT57345-KR

Title No. \_\_\_\_\_

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State of Oregon, County of Klamath

Recorded 06/11/2002 3:11 p. m.

Vol M02, Pg 34233

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

State of Oregon, County of Klamath

Recorded 06/12/2002 2:54 p. m.

Vol M02, Pg 34411-12

Linda Smith, County Clerk

Fee \$ 10.00 RR # of Pgs 2

'02 JUN 11 PM3:11

## WARRANTY DEED

CAROL A. HOSKINS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**SHERRI L. BOYD & STANLEY C. SMITH, AS TENANTS IN COMMON, EACH AS TO AN  
UNDIVIDED 1/2 INTEREST**

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:

**PLEASE SEE ATTACHED EXHIBIT A"**

**ACCT #3909-011AB-05500**

**KEY #548955**

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:

**SUBJECT TO: A JUDGMENT FOR THE AMOUNT HEREIN STATED AND ANY OTHER  
AMOUNTS DUE IN CASE #96-4340CV, ENTERED DECEMBER 23, 1996 IN THE AMOUNT  
OF \$5,185.46 PLUS INTEREST AGAINST STAN SMITH DBA STAN SMITH  
CONSTRUCTION, AS DEBTOR IN FAVOR OF QMI BUILDING SUPPLY INC., AN OREGON  
CORPORATION, AS CREDITOR. THE ABOVE NAMED GRANTEEES AGREE TO ASSUME AND  
PAY IN FULL THE ABOVE DESCRIBED JUDGMENT.**

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.

The true and actual consideration for this conveyance is \$ **75,000.00.**

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.

Dated this 11<sup>th</sup> day of JUNE, 2002.

Carol A. Hoskins  
CAROL A. HOSKINS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 11, 2002 by CAROL  
A. HOSKINS.

Kristil Redd  
(Notary Public for Oregon)



My commission expires 11/16/2003

\*BEING RERECORDED TO ADD EXHIBIT A"

10.00 PL  
21.00 PL

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

The Southeasterly 61.5 feet of Lot 30, HOMEDALE, more particularly described as follows: Beginning at a point on the Northeasterly boundary of Harlan Drive, which point is the most Southerly corner of said Lot 30; thence Northwesterly along said boundary of Harlan Drive, a distance of ;61.5 feet; thence Northeasterly parallel to the Southeasterly line of said Lot 3, 300 feet, more or less, to the Northeasterly line of Lot 30, thence Southeasterly along the Northeasterly line of Lot 30, a distance of ;61.5 feet, more or less, to the most Easterly corner of said lot; thence Southwesterly along the Southeasterly line of said Lot 30; a distance of 300 feet, more or less, to the point of beginning.