

03 FEB 20 PM 2:47

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After Recording Return to:

**JOSHUA R. BOILON**  
4411 Stebbins Ave  
Klamath Falls, Or

Until a change is requested all tax statements  
 Shall be sent to the following address:  
**JOSHUA R. BOILON**  
 Same as above

State of Oregon, County of Klamath  
 Recorded 02/20/2003 2:47 p.m.  
 Vol M03 Pg 10327  
 Linda Smith, County Clerk  
 Fee \$ 2.00 # of Pgs 1

**WARRANTY DEED**  
 (INDIVIDUAL)

**REX D. BAUMGARDNER and BARBARA C. BAUMGARDNER**, herein called grantor, convey(s) to  
**JOSHUA R. BOILON** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lots 17 and 18, Block 4, FAIRHAVEN HEIGHTS**, according to the official plat thereof on file in the office of  
 the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent  
 upon the land, contracts and/or liens for irrigation and/or drainage



and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$42,500.00**.  
 (here comply with the requirements of ORS 93.930)

**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 February 14, 2003.

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**REX D. BAUMGARDNER**  
  
**BARBARA C. BAUMGARDNER**


STATE OF OREGON, County of **Klamath**) ss.

On February 14, 2003 personally appeared the above named **REX D. BAUMGARDNER** and  
**BARBARA C. BAUMGARDNER** and acknowledged the foregoing instrument to be their voluntary act and deed.

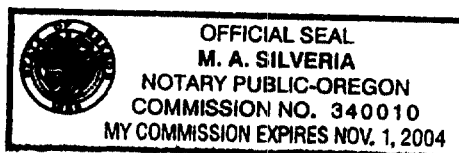
This document is filed at the request of:



525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00056304

Before me:   
 Notary Public for Oregon  
 My commission expires: 11/01/03

Official Seal



2/A