



After recording return to:
James W. Boyd, Jr.
2325 $\frac{1}{2}$ Highway 140 E
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
James W. Boyd, Jr.
2325 $\frac{1}{2}$ Highway 140 E
Bonanza, OR 97623

File No.: 7021-296340 (SAC)
Date: December 31, 2003

Vol M04 Page 00797

State of Oregon, County of Klamath
Recorded 01/07/2004 3:22 p m
Vol M04 Pg 00797-98
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Richard R. Gerhardt and Cheryl Gerhardt as tenants in common, Grantor, conveys and warrants to **James W. Boyd, Jr. and Howard J. Kemmerle, Sr., as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The S 1/2 NE 1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Oregon-California Eastern Railroad right of way.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

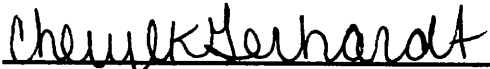
00798

APN: 772792

Statutory Warranty Deed
- continued

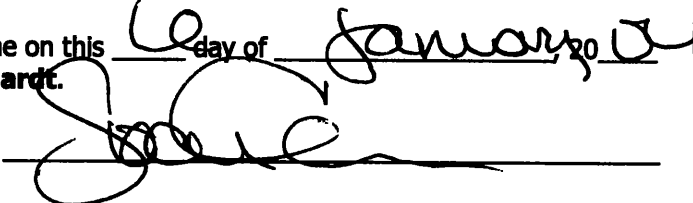
File No.: 7021-296340 (SAC)
Date: 12/31/2003


Richard R. Gerhardt


Cheryl Gerhardt

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____
by **Richard R. Gerhardt and Cheryl Gerhardt.**


Notary Public for Oregon
My commission expires:

