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State of Oregon, County of Klamath
Recorded 05/11/2004 10:43 a m
Vol M04 Pg 28553-55
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

DO NOT WRITE ABOVE THIS LINE - OFFICIAL USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 4th day of May, 2004,

by first party, Jerri L. Boone, an individual, ☐ married ☒ unmarried (hereinafter referred to as "Grantor") whose post office / mailing address is
261 105 Montana Del Lago, Rancho Santa Margarita, CA, 92688

to the second party, Charles P. Boone, an individual, ☒ married ☐ unmarried (hereinafter referred to as "Grantee") whose post office / mailing address is
7 Sage Brush, Trabuco Canyon, CA 92679

WITNESSETH, That the first party, for good consideration and for the sum of
Eleven Thousand Dollars and no cents _____ Dollars
(\$11,000.00 _____)

in hand paid, by the said second party, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, free and clear of encumbrances except as specifically set forth herein, to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book Volume MO3 , Page 84860, Document No. _____, of the Recorder of Klamath County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$11,000.00 _____.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

NOT TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the above described property owned by Grantor, which are hereby reserved by Grantor.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantee and Grantee's heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or

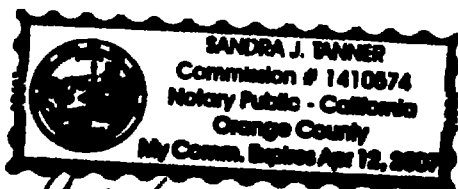
demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

THE PROPERTY BEING CONVEYED:

1. ☒ is not a part of the homestead of Grantor, or
 2. ☐ is a part of the homestead of Grantor,
- and if Grantor is married, the conveyance is joined by both Husband and Wife with both Husband and Wife hereby releasing all rights of homestead and dower.

TAXES for tax year 2004 shall: ☐ be prorated between Grantor and Grantee as of the date of execution ☐ be paid by Grantor ☒ be paid by Grantee.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.



Signature of Grantor

(Print name of Grantor)

State of

County of

Signed or attested before me on

May 4, 2004

by SANDRA J. TANNER

Signature of Notary

My Commission Expires on

April 12, 2007

NOTARY PUBLIC

Title and Rank

(Seal)

PREPARER

This document, including legal description, prepared/drafted ☐ under the supervision of the following Oregon attorney OR ☒ by a party to this instrument whose name and address appear below.

Signature:

Name: Jerri Boone

Address: 105 Montana Del Lago

Company/Firm:

City: Rancho Santa Margarita

Phone: (949) 766-7535

State: CA Zip: 92688

Please return to the preparer, at the address above, after recording

SEND TAX STATEMENTS TO GRANTEE:

Name(s):

Charles Boone

Address:

7 Sage Brush

Trabuco Canyon, CA 92679

Jerry Bochner