

After Recording Return to:

**JAMES WALLACE BOYD JR and HOWARD J. KEMMERLE SR**

23251 Hwy 140 East  
Bonanza, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**JAMES WALLACE BOYD JR and HOWARD J. KEMMERLE SR**

Same As Above

ATE - 62215 AF

**WARRANTY DEED**  
(INDIVIDUAL)

**MATTHEW S. POLLARD and JENNIFER R. POLLARD** formerly known as **JENNIFER R. MILLER**, herein called grantor, convey(s) to **JAMES WALLACE BOYD JR and HOWARD J. KEMMERLE SR, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Tract No. 1336, **FALCON HEIGHTS CONDOMINIUM, STAGE 1, UNIT NUMBER 10225** (Wright Avenue), according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 164 MAP 3909-03400 TL 90009 KEY #883571

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 **\$115,000.00**.  
(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

Oct 5, 05

Matthew S. Pollard  
MATTHEW S. POLLARD

Jennifer R. Pollard  
JENNIFER R. POLLARD

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

On Oct 5, 05 personally appeared the above named **MATTHEW S. POLLARD and JENNIFER R. POLLARD** and acknowledged the foregoing instrument to be **his/her/their** voluntary act and deed.

This document is filed at the request of:



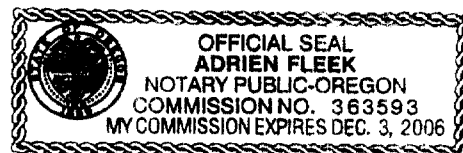
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062215

Before me:

Notary Public for Oregon

My commission expires: 12-3-06

Official Seal



21-A