

M06-13514

Klamath County, Oregon

07/03/2006 02:44:09 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JON N. BOLES, JR.

1975 Del Moro Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JON N. BOLES, JR.

1975 Del Moro Street

Klamath Falls, OR 97601

ASPEN: 6340654
WARRANTY DEED
(INDIVIDUAL)

ALICE ADRA TURNER, TRUSTEE OF THE ALICE ADRA TURNER 1995 REVOCABLE TRUST UNDER DATE OF JUNE 28, 1995, herein called grantor, convey(s) to **JON N. BOLES JR and ALYSSA R. BOLES, tenants by the entirety**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Westerly 50 feet of Lots 5 and 6, Block 18, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028BB TL 07700 KEY #187808

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 **\$190,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated June 28, 2006

Alice Adra Turner

ALICE ADRA TURNER, TRUSTEE

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

On June 28, 2006 personally appeared the above named **ALICE ADRA TURNER 1995 REVOCABLE TRUST** and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063406

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: *2-19-2010*

Official Seal

