2007-003370 Klamath County, Oregon

Fee: \$26.00

02/27/2007 03:39:44 PM

After recording return to:
Janice Walton

P.O. Box 1920

Rogue River, OR 97537

Until a change is requested all tax statements shall be sent to the following address:

Janice Walton

P.O. Box 1920

Rogue River, OR 97537

Escrow No.

MT78331-SH

Title No.

0078331

SWD-EM

STATUTORY WARRANTY DEED

THIS SPACE

William A. Boysen and Marilyn Boysen, as tenants by the entirety, Grantor(s) hereby convey and warrant to Briant Walton and Janice Walton, as tenants by the entirety and as to a 50% interest, and Michael S. McDermott, as to a 50% interest, together as tenants in common, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 2 in Block 49, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated alley by ordinance recorded in Volume 230, page 95, Deed Records of Klamath County, Oregon, which inurred thereto.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$162,500.00.

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.

2100

Statutory Warranty Deed – cont'd Ref: MT78331-SH

day of Dated this

Musly Marilyn Boysen

State of Oregon County of KLAMATH

This instrument was acknowledged before me on Leb 26 _____, 2007 by William A. Boysen and Marilyn Boysen.

OFFICIAL SEAL
ROBYN G BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 390935
MY COMMISSION EXPIRES APRIL 22, 2009

My commission expire 4/25