

2007-003370
Klamath County, Oregon



00016095200700033700020026

02/27/2007 03:39:44 PM

Fee: \$26.00

THIS SPACE



MT78331-SH

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

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 inured 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

Dated this 26 day of Feb, 2007

William A. Boysen
William A. Boysen

Marilyn Boysen
Marilyn Boysen

State of Oregon
County of KLAMATH

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

Robyn G Baker
(Notary Public for Oregon)

My commission expires 4/22/09

