

2007-014249

Klamath County, Oregon



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THIS SPACE

08/13/2007 03:15:52 PM

Fee: \$31.00



After recording return to:  
Mike Reed Boyd  
505 S 8th  
Klamath Falls, OR 97601

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

Mike Reed Boyd  
505 S 8th  
Klamath Falls, OR 97601

File No.: 7021-1065779 (ALF)  
Date: June 26, 2007

### STATUTORY WARRANTY DEED

**Kimball Vail**, Grantor, conveys and warrants to **Mike Reed Boyd**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$114,000.00**. (Here comply with requirements of ORS 93.030)

F-31

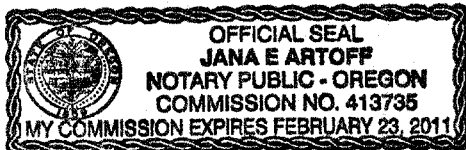
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 ORS 197.352.

Dated this 10<sup>th</sup> day of Aug., 2007.

Kimball Vail  
Kimball Vail

STATE OF Oregon )  
County of Josephine )ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of Aug., 2007  
by **Kimball Vail**.



Jana E. Artoff  
Notary Public for Oregon  
My commission expires: 2-23-11

APN: **R411334**

Statutory Warranty Deed  
- continued

File No.: **7021-1065779 (ALF)**  
Date: **06/26/2007**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF LOTS 1 AND 2, BLOCK 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS FOLLOWS:  
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 42 OF SAID ADDITION AT THE INTERSECTION OF THE WESTERLY LINE OF FIFTH STREET WITH THE SOUTHERLY LINE OF LINCOLN STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LINCOLN STREET 90 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH FIFTH STREET 55 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH LINCOLN STREET 90 FEET TO THE WESTERLY LINE OF FIFTH STREET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF FIFTH STREET 55 FEET TO THE PLACE OF BEGINNING.