

2007-017055

Klamath County, Oregon



After recording return to:  
Richard N. Boynton and Kaoru  
Boynton  
4827 E. Robin Lane  
Phoenix, AZ 85054-6166

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard N. Boynton and Kaoru Boynton  
4827 E. Robin Lane  
Phoenix, AZ 85054-6166

File No.: 7021-1105010 (DMC)  
Date: September 10, 2007

THIS SPACE



09/28/2007 03:28:22 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Mark Wayne and Marion Wayne, as tenants by the entirety**, Grantor, conveys and warrants to **Richard N. Boynton and Kaoru Boynton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**PARCEL 2 OF LAND PARTITION 105-06 BEING A REPLAT OF LOT 8 OF "LAKE SHORE GARDENS", SITUATED IN THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. 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 **\$88,500.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

File No.: **7021-1105010 (DMC)**  
Date: **09/10/2007**

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 24 day of September, 2007.

  
Mark Wayne

  
Marion Wayne

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of September, 2007  
by **Mark Wayne and Marion Wayne**.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009