

2010-003332

Klamath County, Oregon



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03/16/2010 08:49:52 AM

Fee: \$42.00

After recording return to:

Richard N. Boynton, Trustee and
Kaoru K. Boynton, Trustee
4827 East Robin Lane
Phoenix, AZ 85054-6166

**Until a change is requested,
send tax statements to:**

Richard N. Boynton, Trustee and
Kaoru K. Boynton, Trustee
4827 East Robin Lane
Phoenix, AZ 85054-6166

Warranty Deed

RICHARD N. BOYNTON and KAORU BOYNTON, also known as KAORU K. BOYNTON, husband and wife, as community property, "Grantors," hereby convey and warrant, all right, title and interest to RICHARD N. BOYNTON and KAORU K. BOYNTON, Trustees, or their successors in trust, under the BOYNTON LIVING TRUST, dated September 07, 2006 and any amendments thereto, "Grantees," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

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: 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.

Grantors hereby agree that all interest in the above described real property shall be characterized as community property interest rather than tenancy by the entirety interest.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

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.

WITNESS the hand of said Grantors on this 8th day of MARCH, 2010.

GRANTORS:



RICHARD N. BOYNTON


KAORU BOYNTON

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

The forgoing instrument was acknowledged before me on this 8th day of March, 2010, by RICHARD N. BOYNTON and KAORU BOYNTON.




Notary Public for ~~Oregon~~ ARIZONA
My commission expires: 10.23.2010