

WTC 87208-DS

THIS SPA

2010-003475

Klamath County, Oregon



00081460201000034750010012

After recording return to:
RAYMOND K. BULLARD

4430 88th Ave., SW
OLYMPIA, WA 98512

03/18/2010 03:15:43 PM

Fee: \$37.00

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

RAYMOND K. BULLARD
4430 88th Ave., SW
OLYMPIA, WA 98512

Escrow No. MT87208-DS
Title No. 0087208
SWD r.012910

STATUTORY WARRANTY DEED

BRUCE M. BOYD and SUSAN A. BOYD, as tenants by the entirety, Grantor(s) hereby convey and warrant to RAYMOND K. BULLARD, 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:

The SE 14 of SW ¼ of Section 21, Township 35 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon.

RESERVING unto the Grantor, their heirs, successors and assigns, an easement over the existing road for ingress and egress to the grantors remaining real property.

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 **\$60,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

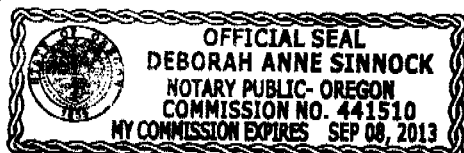
Dated this 18th day of March, 2010

BRUCE M. BOYD

SUSAN A. BOYD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-18, 2010 by BRUCE M. BOYD and SUSAN A. BOYD.



(Notary Public for Oregon)

My commission expires 9-8-13

37amt