

2015-002669

Klamath County, Oregon



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03/26/2015 12:27:43 PM

Fee: \$47.00

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 8th day of December 2014, by and between TAYON BRODERICK AND TRISHA BRODERICK, HUSBAND AND WIFE, as GRANTOR(S), party or parties of the first part and CHERYL BOJE, as GRANTEE(S), party or parties of the second part.

GRANTEES MAILING ADDRESS: 3212 Turner Road SE, Salem, OR 97302

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of \$6,300.00 and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described REAL ESTATE, situated in the COUNTY OF KLAMATH and STATE OF OREGON, to wit:

Lot 15, Block 97, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, as recorded in Klamath County, Oregon.

Assessor's Parcel #R-3711-027A0-02100-000

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto, belonging, or in anywise appertaining, unto the said party of the second part, and unto his heirs and assigns forever, the said grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that they will Warrant and Defend the title of the said premises unto the said party of the second part and unto his heirs and assigns forever, against the lawful claims and demand of all the persons whomsoever except as herein before stated, and except for the lien of taxes, both general and special.

After recording + property taxes go to:
Cheryl Boje
3212 Turner Road SE
Salem OR 97302

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WORDS and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to context.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.


TAYON BRODERICK


TRISHA BRODERICK


State of

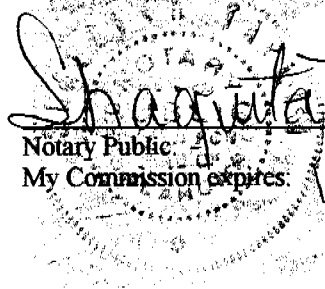
}
} ss.

County of

}

On this 8th day of Dec, 2014, before me personally appeared TAYON BRODERICK AND TRISHA BRODERICK, HUSBAND AND WIFE, to me know to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed that same as their free act and deed.

 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Oklahoma the day and year first above written.


Shaquita Taplin #05000764
Notary Public
My Commission expires: 1-20-17

+taxes
After Recording, please return to:
Cheryl Boje
3212 Turner Road SE
Salem, OR 97302