



After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:
SANDRA L BOYST
748 Woodcrest Dr, Springfield, OR 97477

GRANTOR:
MELINDA I MCGUIRE
129 Hillside Avenue, Klamath Falls, OR 97601

GRANTEE:
SANDRA L BOYST and KENNETH M BOYST
748 Woodcrest Dr, Springfield, OR 97477

ORDER NO. 20-20313
TAX ACCOUNT NO.
MAP NO.

2020-007508

Klamath County, Oregon

06/19/2020 11:35:10 AM

Fee: \$87.00

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

MELINDA I MCGUIRE, Grantor, conveys and warrants to SANDRA L BOYST and KENNETH M BOYST, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$125,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this June 18, 2020 mel

Melinda I McGuire
MELINDA I MCGUIRE

State of Oregon
County of ~~Lane~~ JACKSON

The foregoing instrument was acknowledged before me this 17th day of JUNE, 2020, by
MELINDA I MCGUIRE.

Notary Public in and for the State of Oregon
My commission expires: 7/8/2023

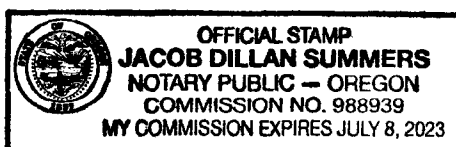


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 4, 5 and 6 of Block 11 of DIXON ADDITION to the City of Klamath Falls, lying within the following bounds:

Beginning at the Northeast corner of Lot 4, running thence in a straight line West along the North sides of said Lots 4, 5 and 6 to the Northwest corner of said Lot 6; thence running South along the West line of said Lot 6 a distance of 36 feet; thence running East and parallel with the North line of said Lots 4, 5 and 6 until this line intersects with the Northwestern side line of Fort Klamath Road; thence Northeasterly along the Northwestern side of Fort Klamath Road until this line intersects with the West side line of the alley; thence North along the West side line of said alley a distance of 30.5 feet to the point of beginning.