

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Christopher Boivin, Trustee
Amy Boivin, Trustee
P.O. Box 1954
Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2020-010138

Klamath County, Oregon

08/14/2020 08:06:43 AM

Fee: \$87.00

WARRANTY DEED

CHRISTOPHER C. BOIVIN, Grantor, conveys and warrants to CHRISTOPHER BOIVIN and AMY BOIVIN, Trustees of the CHRISTOPHER BOIVIN REVOCABLE LIVING TRUST dated August 13, 2020, and AMY BOIVIN and CHRISTOPHER BOIVIN, Trustees of the AMY BOIVIN REVOCABLE LIVING TRUST dated August 13, 2020, each as to an undivided one-half (1/2) interest, as tenants-in-common, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

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

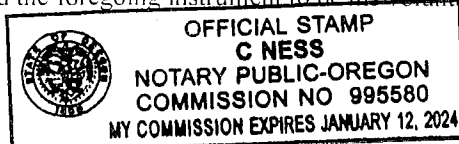
DATED this 13th day of August, 2020.


CHRISTOPHER C. BOIVIN

STATE OF OREGON)
) ss.
County of Jackson)

On this 13th day of August, 2020, personally appeared the above-named CHRISTOPHER C. BOIVIN, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:




Notary Public for Oregon

EXHIBIT "A"

Real property commonly known as 612 Conger Avenue, Klamath Falls, Klamath County, Oregon more particularly described as follows:

PARCEL A:

A tract of land situated in the SW1/4NW1/4, of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.46 feet, the center insulator on an electric transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29'10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of the description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 07°10'00" West a distance of 111.11 feet to a one-half inch iron pipe set in concrete from which the corner of a house foundation bears North 69°41' East a distance of 18.19 feet and the center of a sewer manhole cover is 30.9 feet distant; thence South 44°24'20" West a distance of 164.86 feet to a one-half inch iron pipe set in concrete, from which the center of a sewer manhole cover bears North 51°30" West a distance of 26.55 feet; thence North 55°27' West 83.00 feet to a one-half inch iron pin; thence North 47°31' East 267.92 feet to the True Point of Beginning, containing 16.377 square feet together with any land lying between Link River and the South westerly end of the above described property and with bearings based on recorded survey number 1276.

PARCEL B:

An undivided one-third (1/3) interest in the following described real property:

A private road right-of-way situated in the SW1/4NW1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38, South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.40 feet, the center insulator on an electric transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29'10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of this description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 47°31' West 230.92 feet to a one-half inch iron pin; thence North 42°29' West 18.00 feet to a one-half inch iron pin; thence North 47°31' East 235.25 feet to a one-half inch iron pin; thence North 69°39' East 52.37 feet to a one-half inch iron pin on the Northerly line of the Barnhisel property; thence South 52°00' East along said line 28.00 feet to a one-half inch iron pin; thence South 74°34' West 64.53 feet to the true point of beginning; with the bearings of the above description based on recorded survey number 1276.