

4-24303

87538

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRED L. MAHN, hereinafter called grantor, conveys to WAYNE ROAN, hereinafter called grantee, all that real property situated in Klamath County, State of Oregon described as follows:

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING from the above described property any rights of way for ditches, laterals, canals and roadways.

and covenants that grantor is the owner of the above described property free of all encumbrances except:

a. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

b. Grant of Right of Way, including the terms and provisions thereof, given by Frank Rojka and Josephine Rojka, his wife, to The Pacific Telephone and Telegraph Company dated September 4, 1928, recorded October 10, 1928, in Vol. 82, Page 359, Deed records of Klamath County, Oregon.

c. Provisions and restrictions as set out in deed from Harold J. Eade and Marie M. Eade, husband and wife, to State of Oregon, by and through its State Highway Commission dated July 24, 1952, recorded August 4, 1952, in Vol. 356, Page 119, Deed records of Klamath County, Oregon.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00).

The foregoing recital of consideration is true as I verily believe.

Until a change is requested, all tax statements shall be sent to the following address: Wayne Roan
Star Rt 2 - Box 991 - La Pine, Ore 97739

LAW OFFICES OF
MERRILL & O'SULLIVAN
327 N.W. GREENWOOD
BEND, OREGON 97701

4400

DATED this 20 day of February, 1974.

Fred L. Mahn
Fred L. Mahn

STATE OF OREGON)
County of Deschutes) ss.

Personally appeared the above-named FRED L. MAHN,
and acknowledged the foregoing instrument to be his voluntary
act. Before me:

Ronzelee Reece
Notary Public for Oregon
My Commission Expires: 8-8-75

STATE OF OREGON,
County of Klamath
Filed for record at request of
KLAMATH COUNTY TITLE CO
on this 10th day of April A.D. 19 74
at 4:09 o'clock P. M. and day
recorded in Vol. M 74 of DEEDS
Page 4399
Wm. L. MILNE, County Clerk.
By Hazel D. Milne Deputy
FEE \$ 4.00

Let: Central Oregon Escrow Service, Inc.
358 East Marshall
Bend, OR 97701

WARRANTY DEED

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LAW OFFICES OF
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327 N.W. GREENWOOD
BEND, OREGON 97701