

KNOW ALL MEN BY THESE PRESENTS, That WAYNE ROAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WENDELL L. WELCOME and JUSTINA WELCOME, husband & wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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 EXCEPTION from the above described property any rights of way of ditches, laterals, canals and roadway.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except; acreage and use limitations under provision of the US Statutes and regulations issued thereunder; Grant of Right of Way, between Frank Rojka & Josephine Rojka, h & w, dated 9-4-28, recorded 10-10-28 in Deed Volume 82 page 359, records of Klamath County, Oregon and Provisions & Restrictions as set out in deed from Harold J. Eade & Marie M. Eade, h & w, to State of Oregon by and through its Highway Commission, dated 7-24-52, recorded 8-4-52 in Deed Vol. 256, page 119, records of Klamath County, Oregon.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00

the whole (indicate which)

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10th day of April, 1974.

Wayne Roan

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named

Wayne Roan

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: Ronzella Reese
Notary Public for Oregon
My commission expires 8-8-75

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

Send tax statements to:
Wendell L. Welcome
1814 SE 27th Ave.
Portland, Oregon

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

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 10th day of APRIL, 1974, at 4:09 o'clock P.M., and recorded in book M. 74 on page 4401 or as file number 87599, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By: [Signature] Deputy

Until a change is requested, all tax statements shall be sent to the following name and address