

K-36006

1-1-74 26998

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PATRICK L. ROACH and SHIRLEY A. ROACH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH C. HEFFREN

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:

The North $\frac{1}{2}$ of that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of State Highway 97 and Easterly of a dirt road; being more particularly described as follows:

Beginning at an iron pin on the intersection of the Westerly right of way of said Highway 97 and the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence North 89° 14' 34" West, 418.97 feet to a point; thence South 10° 27' East 370.78 feet to a point; thence South 30° 40' West 306.25 feet, more or less to a point on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence South 89° 41' 56" East, 360.13 feet, more or less, along said South line to an iron pin on the Westerly right of way line of said Highway 97; thence Northerly along said highway right of way to the point of beginning.

(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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land,

and that grantor will warrant and forever defend the said 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 \$ 7,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of June, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

PATRICK L. ROACH

SHIRLEY A. ROACH

STATE OF OREGON, County of Klamath, 1979

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, 1979

Personally appeared the above named Patrick L. and Shirley A. Roach

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

Notary Public for Oregon

My commission expires:

Patrick L. and Shirley A. Roach

GRANTOR'S NAME AND ADDRESS

Kenneth C. Heffren

GRANTEE'S NAME AND ADDRESS

After recording return to:

Debra T. Lins Co
11899 Edgewood Rd Suite C
Ashland, OR 95608

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Kenneth C. Heffren

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1983

I certify that the within instrument was received for record on the 15 day of Aug, 1983 at 2:34 o'clock P.M., and recorded in book M83 on page 3668 or as file/reel number 26998

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By _____ Deputy

4.00 fee

SPACE RESERVED FOR RECORDER'S USE