

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 **MARTHA J. 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 South $\frac{1}{4}$ 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 3° 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)

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever. 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 \$.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).^⓪ (The sentence between the symbols ^⓪, 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 31st day of May, 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
PATRICK L. ROACH
SHIRLEY A. ROACH

STATE OF OREGON,
County of Klamath } ss.
June 12, 19 79

Personally appeared the above-named

Patrick L. Roach and Shirley A. Roach

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

Before me, Barbara L. Addington
Notary Public for Oregon
My commission expires: 3-22-81

STATE OF OREGON, County of) ss.
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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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Safe-Tel Ins Co
11899 Edgewood Rd Suite C
Auburn, Co 95603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of AUG, 19 83, at 2:34 o'clock P.M., and recorded in book M83 on page 13669 or as file/reel number 26999.
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