

053200

MTC-15359K

KNOW ALL MEN BY THESE PRESENTS, That
 DE ROCHE, husband and wife

NICHOLAS P. DE ROCHE and HELGA M.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 ROLAND C. COLEMAN and MARIA E. SANCHEZ, not as tenants in common, but, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

In Township 41 South, Range 7 East of the Willamette Meridian, in the County of Klamath,
 State of Oregon. Section 8: The SE 1/4 SE 1/4, Section 16: The W 1/2 W 1/2, and
 Section 17: The E 1/2 E 1/2.

"This instrument does not guarantee that any particular use may be made of the property
 described in this instrument. A buyer should check with the appropriate city or county
 planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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
 stated on the reverse side of this deed and those apparent upon the land, if any, as of
 the date of this deed

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 \$ 40,000.00

Whereby the grantor hereby covenants to and with the grantee that the consideration paid for the above premises is the whole
 consideration paid for the same. (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 3rd day of September, 1985;
 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)

Nicholas P. De Roche
 NICHOLAS P. DE ROCHE

Helga M. De Roche
 HELGA M. DE ROCHE

STATE OF OREGON, County of _____, ss.
 _____, 19____.

STATE OF OREGON CALIFORNIA } ss.
 County of Monterey
 September 3, 1985

Personally appeared the above named
 NICHOLAS P. DE ROCHE and HELGA M.
 DE ROCHE

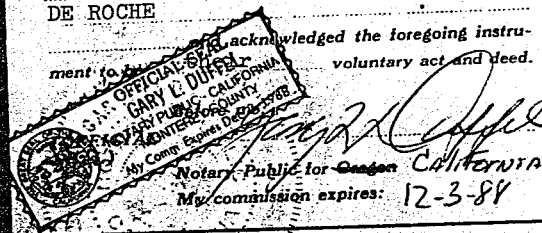
ment to be _____, acknowledged the foregoing instru-
 voluntary act and deed.

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 be-
 half 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)

Notary Public for Oregon
 My commission expires:



Nicholas P. DeRoche & Helga M. DeRoche
 1150 Jewell Street
 Pacific Grove, CA 93950

GRANTOR'S NAME AND ADDRESS
 Roland C. Coleman & Maria E. Sanchez
 164 Cedar Creek Rd.
 San Dimas, CA 91773

After recording return to:
 SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ Recording Officer
 Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservation contained in Patent from the United States recorded November 4, 1907, in Volume 23, page 296, as follows:
"subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. (Affects S 1/2 SE 1/4 of Section 8)
3. Road Maintenance Agreement, including the terms and provisions thereof,
Dated: May 22, 1970
Recorded: May 27, 1970
Volume: M70, page 4178 and 4181, Microfilm Records of Klamath County, Oregon
For: A 60' road
4. The right of access to the subject property has not been determined and such rights are not insured hereunder.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 85 at 11:53 o'clock A M., and duly recorded in Vol. 885
of Deeds on Page 14739
FEE \$9.00
By Evelyn Biehn, County Clerk
Pam Smith