

Mail tax statements to:
M/M Ellis Franklin
M/M Lynn R. Schroeder
47536 Union Street
Oakridge, OR 97463

After recording return to:
Richard L. Fredericks
Attorney at Law
P.O. Box 296
Oakridge, OR 97463

82390

K-40177

Vol. 1187 Page 23154

WARRANTY DEED - STATUTORY FORM

CHARLES A. DENISON and VIRGINIA L. DENISON, husband and wife, as to an undivided one-half interest, and LLOYD EDWARD HENSON and ALICE CAROL HENSON, husband and wife, as to an undivided one-half interest, Grantors, convey and warrant to ELLIS FRANKLIN and A. EVALENA FRANKLIN, husband and wife, as to an undivided one-half interest, and LYNN R. SCHROEDER and SANDRA J. SCHROEDER, husband and wife, as to an undivided one-half interest, Grantees, the following described real property free of encumbrances, except as specifically set forth herein:

Beginning at the most Southerly corner of Lot 7, Block 4 of Roberts River Acres as platted and filed in Volume 16, Sheet 1, Klamath County Plat Records on December 14, 1964; thence South 31° 18' West a distance of 588.25 feet; thence North 58° 42' West a distance of 360.00 feet, more or less, to the center of the Little Deschutes River; thence Northeasterly along the thread of said River to the most Westerly corner of Lot 7, Block 4, Roberts River Acres, thence South 58° 42' East a distance of 345.00 feet, more or less, to the point of beginning, in Klamath County, Oregon.

Also, Lots 6 and 7 in Block 4, Roberts River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY APPROVED USES.

The said property is free from all encumbrances except subject to easements, restrictions, covenants and conditions of record.
The true consideration for this conveyance is \$9,000.00.
Dated: December 22, 1987.

Charles A. Denison
Charles A. Denison

Virginia L. Denison
Virginia L. Denison

Lloyd Edward Henson
Lloyd Edward Henson
by Charles A. Denison as his
attorney in fact

Lloyd Edward Henson
Lloyd Edward Henson
by Virginia L. Denison as his
attorney in fact

Alice Carol Henson
Alice Carol Henson
by Charles A. Denison as her
attorney in fact

Alice Carol Henson
Alice Carol Henson
by Virginia L. Denison as her
attorney in fact

23155

State of Oregon)
) ss
 County of Lane)

Dated this 22 day of December, 1987
 Personally appeared the above named Charles A. Denison and Virginia L. Denison
 and acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:

WINNIE J. WEST
 NOTARY PUBLIC - OREGON
 My Commission Expires

Winnie J. West
 Notary Public for Oregon
 My Commission expires: 6/30/89

State of Oregon)
) ss
 County of Lane)

On this 22nd day of December, 1987 personally appeared Charles A. Denison and
 Virginia L. Denison, who being duly sworn (or affirmed), did say that they are
 the attorneys in fact for Lloyd Edward Henson and Alice Carol Henson and that
 they executed the foregoing instrument by authority of and in behalf of said
 principals; and they acknowledged said instrument to be the act and deed of
 said principals. Before me:

WINNIE J. WEST
 NOTARY PUBLIC - OREGON
 My Commission Expires

Winnie J. West
 Notary Public for Oregon
 My Commission expires: 6/30/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.
 of December A.D., 19 87 at 1:36 o'clock P. M., and duly recorded in Vol. M87
 of Deeds on Page 23154,
 FEE \$15.00

By Evelyn Biehn County Clerk
S. H. Hetch