

KNOW ALL MEN BY THESE PRESENTS, That THOMAS A. ROSTER AND JEANNE L. ROSTER,  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREW J. SEDLOCK  
AND MICHAEL S. SEDLOCK, HUSBAND AND WIFE, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY, has recorded this  
instrument by request as an accommodation only,  
and has not examined it for its validity and sufficiency  
or as to its effect on the title to any real property  
that may be described therein.

"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 appropriate city or county planning department to verify approved uses."

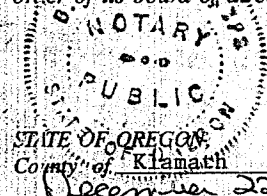
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT THOSE OF RECORD  
AND APPARENT OF THE LAND AND THOSE CREATED BY INSTRUMENT RECORDED DECEMBER

21, 1988 IN VOLUME M88 AT PAGE 21745, MICROFILM RECORDS OF KLAMATH COUNTY, 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 \$ 6345.00  
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). (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 22nd day of December, 1989;  
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.



Thomas A. Roster  
Thomas A. Roster

Jeanne L. Roster  
Jeanne L. Roster

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
Thomas A. Roster and Jeanne L.  
Roster

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

\_\_\_\_\_, a corporation,  
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: [Signature]  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-2-92

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Mr. and Mrs. Thomas Roster
1190 Lynnewood Blvd
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Andrew J. Sedlock
1170 Lynnewood Blvd
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
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 instrument 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.

By \_\_\_\_\_ Recording Officer  
Deputy

LEGAL DESCRIPTION  
for

ANDY SEDLOCK

A tract of land situated in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 25, T38S R8E, W.M., Klamath County, Oregon, said tract also being a part of Lot 11, Block 7 of Lynnewood First Addition and being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 11; thence westerly on the North Line of Wild Plum Drive on a 235.13 foot radius curve to the right, 138.19 feet; thence N50°11'27"E, 81.52 feet to the Northeast Line of said Lot 11; thence S48°09'02"E on said Northeast Line, 97.93 feet to the point of beginning containing 4868.9 square feet more or less.

(Said legal description is approximately 47% of said Lot 11.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of December A.D., 19 89 at 3:20 o'clock P M., and duly recorded in Vol. M89,  
of Deeds on Page 24851.

FEE \$13.00

Evelyn Biehn, County Clerk

By Bernetha Sedlock