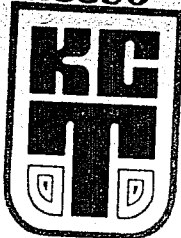


25596



KLAMATH COUNTY TITLE COMPANY

Vol. 91 Page 2292

K-42809 STATUTORY WARRANTY DEED (Individual or Corporation)

HUGH E. HUDSON AND ELLEN HUDSON

conveys and warrants to LARRY L. ROSEBERRY AND CAROLYN S. ROSEBERRY, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

Lots 4, 5 and 6, SAVING AND EXCEPTING the Northerly 150 feet of Lots 5 and 6 in Block 7 of River West, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a parcel of land situated in the SE $\frac{1}{4}$ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ said Section 25 marking the Southwest corner of Lot 7, Block 7 of River West, a duly platted and recorded subdivision; thence South 89° 42' 10" West along said North line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, 332.41 feet; thence leaving said North line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, North 00° 17' 50" West 15.82 feet to a 5/8 inch iron pin on the Southerly boundary of said subdivision, marking the Southwest corner of Lot 4, Block 7, said River West subdivision; thence North 74° 26' 37" East along said subdivision boundary, 345.13 feet to a 5/8 inch iron pin; thence South along said subdivision boundary, 106.65 feet to the point of beginning.

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded on September 11, 1980, in Volume M80 page 17208, Mortgage records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, which Trust Deed Grantees herein agree to assume and pay according to the terms and provisions contained therein.

The true consideration for this conveyance is \$ 35,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 22nd day of January 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Hugh E. Hudson
HUGH E. HUDSON

X Ellen Hudson
ELLEN HUDSON

STATE OF OREGON, County of Yamhill ss.
The foregoing instrument was acknowledged before me
this 22nd day of January 19 91
by HUGH E. HUDSON AND
ELLEN HUDSON

Jean M. Williams
Notary Public for Oregon

My commission expires: 08-25-93

After recording return to:

Larry & Carolyn Roseberry
PO Box 401
Gilchrist OR 97737
NAME, ADDRESS, ZIP

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

NO CHANGE

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____ of _____
a corporation, on behalf of the corporation.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 6th day of Feb. A.D. 19 91
at 9:18 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 2292
Evelyn Biehn
By Pauline Mulligand County Clerk

Fee, \$28.00

Deputy.