

26627

WARRANTY DEED—STATUTORY FORM—GRANTEES, TENANTS BY ENTIRETY

Vol. 91 Page 4078

Sheri D. Miller now known as Sheri D. Edmonds

conveys and warrants to David M. Roskos and Brenda L. Roskos, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except

The true consideration for this conveyance is \$ 14,500.00 (Here comply with the requirements of ORS 93.030)

Dated February 25, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers; done by order of its board of directors.

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.

STATE OF OREGON, Washington } ss.

County of Shoshone }

2-23-91, 1991

Personally appeared the above named

Sheri D. Edmonds

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon WA

My commission expires: 4-28-91

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

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)

(If executed by a corporation, affix corporate seal)

WARRANTY DEED

Sheri D. Miller nka Sheri D. Edmonds

David M. & Brenda L. Roskos GRANTOR

HC 34 Box 79NN GRANTEE

Klamath Falls, OR 97601

GRANTEE'S ADDRESS, ZIP

After recording return to:

Klamath First Federal Savings & Loan Assn.

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. on page of as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

PARCEL 1:

A tract of land situated in the NE 1/4 NE 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of said Section 3, which said point is also the Northeast corner of the SE 1/4 NE 1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE 1/4 NE 1/4 and the SE 1/4 NE 1/4 of said Section 3 a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C. T. Darley by deed recorded in Volume 286 at Page 549, Deed Records of Klamath County, Oregon; thence continuing West along the one-sixteenth line a distance of 75 feet to the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M-66 at Page 10168, Deed Records of Klamath County, Oregon; thence North 2 degrees 17' East a distance of 148 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2 degrees 17' East a distance of 150 feet, more or less, from the true point of beginning of this description; thence South 2 degrees 17' West a distance of 150 feet, more or less, to the true point of beginning of this description.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

A tract of land situated in the NE 1/4 NE 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of said Section 3, which said point is also the Northeast corner of the SE 1/4 NE 1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE 1/4 NE 1/4 and the SE 1/4 NE 1/4 of said Section 3 a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the tract of land conveyed to C. T. Darley by deed recorded Volume 286 at Page 549, Deed Records of Klamath County, Oregon; said iron bolt being the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet; thence North 2 degrees 17' East a distance of 150 feet, more or less, to the center line of the County Road known as the West Side Highway of the Rocky Point Road; thence Easterly on the center line of said County road to the Northwest corner of a tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon; thence South 1 degree 09' West along the West line of said tract of land conveyed to C. T. Darley by said deed recorded in Book 342 at Page 209, Deed Records, a distance of 157 feet, more or less, to the true point of beginning of this description.

CODE 78 MAP 3606-3AA TL 6200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of March A.D., 19 91 at 8:54 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 4078
Evelyn Biehn County Clerk
By Pauline Mullender

FEE \$38.00