

32639

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Wade A. Stanfield and Judy M. Stanfield,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Walter Roland and Janet G. Roland, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Refer to the attached "Exhibit A" for legal description.

"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 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 \$ 65,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 26th day of July, 1991; 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.

Wade A. Stanfield  
Wade A. Stanfield

Judy M. Stanfield  
Judy M. Stanfield

STATE OF OREGON,

County of Klamath

July 26, 1991

Personally appeared the above named  
Wade A. Stanfield and  
Judy M. Stanfield

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

Before me:

Tracie V. Chandler  
Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

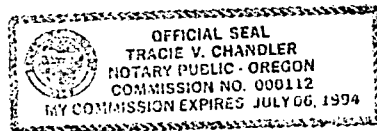
, 19 , by

, president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: (SEAL)



Wade A. & Judy M. Stanfield  
2057 2nd St  
Klamath Falls OR 97603  
Walter & Janet L. Roland  
2133 Patterson St  
Klamath Falls OR 97603

And recording return to:  
Klamath First Federal  
540 Third St  
Klamath Falls OR 97601

Until change is requested all tax statements shall be sent to the following address:  
DAME AS ABOVE

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.

Recording Officer  
Deputy

By

MTC NO: 25752

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

The following described real property in the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point 1500 feet East and 786 feet North of an iron pin driven into the ground near the Southwest corner of the said Northwest quarter, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls - Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 150 feet to a point; thence North 100 feet to a point; thence West 150 feet to a point; thence South 100 feet to the place of beginning.

## PARCEL 2

A parcel of land lying in the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 1,320 feet East and 786 feet North of an iron pin driven into the ground near the Southwest corner of the said NW 1/4 on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls - Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 180 feet; thence North 100 feet; thence West 180 feet; thence South 100 feet to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement over a strip of land commencing at the Northwest corner of the above tract; thence West 180 feet; thence North 15 feet; thence East 200 feet; thence South 15 feet; thence West 20 feet to said Northwest corner.

TOGETHER WITH the following described non-exclusive roadway easement:

Beginning at an iron pin driven into the ground near the Southwest corner of the Northwest quarter of of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls - Lakeview Highway from the North and 30 feet North of the center of said highway; thence East 1510 feet and North 886 feet to the true point of beginning; said true point of beginning being the Southeast corner of 15 foot easement conveyed to Saylor; thence North 15 feet; thence East 130 feet; thence South 15 feet; thence West 130 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day  
of July A.D., 19 91 at 11:31 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 14963.

By Evelyn Biehn County Clerk

FEE \$33.00

By Danise M. Mendenhall