

777C 25971

WARRANTY DEED

(Statutory Form)

36067

Vol. 91 Page 21499

GRANTOR: TERRANCE J. TROUTT

CONVEYS AND WARRANTS TO

GRANTEE: STEVE ROCHE AND NADENE M. ROCHE, husband and wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 10 in Block 8 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

Taxes for the fiscal year 1991-1992, a lien not yet due and payable.

Restrictions as contained in dedication.

Easement created by instrument recorded October 9, 1951 in Vol. 250, Page 282.

Articles of Association imposed by instrument recorded Sept. 19, 1972 in Vol. M72, Page 10581.

Covenants, conditions and restrictions imposed by instrument recorded Sept. 19, 1972 in Vol. M72, Page 10585.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$2,500.00

However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: Sept. 30, 1991

GRANTOR

Terrance J. Troutt

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

grantee at: 3605 Oube St, Springfield, Or. 97478

STATE OF OREGON, County of Douglas ss.

Date: Sept. 30, 1991

Personally appeared the above named

Terrance J. Troutt

and acknowledged the foregoing instrument to be

his

voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires:

5-22-92

STATE OF OREGON, County of ss.

Date:

Personally appeared,

that he/she is the

who being sworn, stated of grantor corporation and that this instrument was voluntarily signed on behalf of the corporation. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

TO

TROUTT

ROCHE

AFTER RECORDING RETURN TO

Key Title
43 Garden Valley Shopping Ctr.
Roseburg, OR 97470

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$28.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of

Oct. 19 91 at 3:00 o'clock

P. M., and recorded in book M91 on page 21499-Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Pauline Mueller Deputy.