

OK

40964

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. m92 Page 2972

ZETTA ANN ENGLAND also known as ZETTA A. ENGLAND now known as ZETTA A. MODANIEL as to Parcel 1 and ZETTA A. ENGLAND now known as ZETTA A. MODANIEL as to Parcel 2 Grantor, conveys and warrants to ARCHER W. ROE, JR. and HARRIETT SUSAN ROE, trustees of the ROE LIVING TRUST for the benefit of ARCHER W. ROE, JR. and HARRIETT SUSAN ROE and their issue under instrument dated June 26, 1991. Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: SEE EXHIBIT A

TAX ACCT NO. 27-23-10-400 & 401

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 15,000.00 (Here comply with the requirements of ORS 93.030)Dated this 7th day of February, 1992

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.

Zetta A. McDaniel
ZETTA A. MODANIEL also known as
Zetta Ann England
ZETTA ANN ENGLAND also known as
Zetta A. England
ZETTA A. ENGLAND

STATE OF OREGON, County of LANE) ss.This instrument was acknowledged before me on 2-7-, 1992,by ZETTA A. MODANIELLinda Williamson
Notary Public for OregonMy commission expires 10-23-92

WARRANTY DEED

ZETTA A. MODANIEL
ROE LIVING TRUST

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROE LIVING TRUST
HC61 BOX 1052
LAPE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10792TL

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/reel/volume No. _____ on page _____ or 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

SPACE RESERVED

FOR

RECORDER'S USE

52 FEB 12 PM 3 20

2018-0000
2923
12001

1. Right of the public in and to any portion of the herein described premises lying within the limits of street, roads or highways.

2. Reservation of Mineral Rights, recorded July 22, 1954 in Volume 268, at page 209, Deed Records of Klamath County, Oregon.

3. Reservations, subject to the terms and provisions thereof, as set forth in deed from Murlene Huberty, a widow, to Fred E. Farnsworth, et ux., dated July 31, 1958, recorded August 11, 1958, in Deed Volume 302 at page 43, to wit:

"Reserving to the grantor an easement over the road now existing along the Northerly line of the Northwest quarter of the Southwest quarter and the Southerly line of the Southwest quarter of the Northwest quarter of said Section 27 to be used for the property adjoining on the North and granting an easement to the grantee of said existing road to be used for the property adjoining on the West."

4. An easement created by instrument, subject to the terms and provisions thereof, Dated: April 15, 1981

Recorded: April 15, 1981

Volume: M81, page 6772, Microfilm Records of Klamath County, Oregon

In favor of: Adjoining Property Owners

For: An easement for road purposes across the West 30 feet

5. We are unable to ascertain from the records if the promises herein described have a means of ingress and egress to and from a legally dedicated road or highway, and for this reason such rights cannot be insured.

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1

A tract of land situated in the NW1/4 SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 SW1/4 of said Section 27; thence North 02 degrees 38' East a distance of 337.70 feet; thence South 89 degrees 52' 26" East a distance of 682.71 feet; thence South 14 degrees 41' 36" West a distance of 351.54 feet; thence North 89 degrees 36' 17" West a distance of 609.07 feet to the point of beginning, saving and excepting therefrom any portion thereof contained in the right of way of the Burlington Northern Railroad.

PARCEL 2:

The following described real property in Klamath County, Oregon: A tract of land situated in the Northwest quarter of the Southwest quarter of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 27; thence North 02 degrees 38' East a distance of 337.70 feet to the true point of beginning; thence South 89 degrees 52' 26" East a distance of 682.71 feet; thence North 14 degrees 41' 36" East a distance of 1,006.68 feet; thence North 89 degrees 52' 26" West a distance of 893.24 feet; thence South 02 degrees 38' 00" West a distance of 975.27 feet to the true point of beginning. EXCEPTING THEREFROM any portion lying within the Great Northern Railroad right of way.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 12th day
of Feb. A.D., 19 92 at 3:20 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 2972.

Evelyn Biehn County Clerk
By Pauline Muelender

FEE \$40.00