

45997

MTC# 27556 LB

KNOW ALL MEN BY THESE PRESENTS, That Shermalee F. Roake

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Andrew J. Trembley, 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:

SEE ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY

"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 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 \$ no money value.

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.)

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 1 day of June, 19 92; 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.

STATE OF OREGON,
County of Marion) ss.
_____, 19 ____.

Shermalee F. Roake
Shermalee F. Roake

Personally appeared the above named _____
Shermalee F. Roake

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

Before me:

Angi M. Chappell
Notary Public for Oregon
My commission expires: 7/24/93

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 _____ (SEAL)
My commission expires: _____

Shermalee F. Roake
6404 Skyline Drive, S.
Salem, Or 97306

GRANTOR'S NAME AND ADDRESS

Andrew J. Trembley
P.O. Box 7948
Klamath Falls, Or 97602

GRANTEE'S NAME AND ADDRESS

Andrew J. Trembley
P.O. Box 7948
Klamath Falls, Or 97602

After recording return to:

NAME, ADDRESS, ZIP

Andrew J. Trembley
P.O. Box 7948
Klamath Falls, Or 97602

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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.

SPACE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 in Block 2, CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a portion of Lot 6 in Block 2, CANAL ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 26 feet; thence Westerly along a line parallel with the Southerly line of said Lot 6 a distance of 8 inches; thence Southerly along a line parallel with the Easterly line of said Lot 6, a distance of 26 feet to a point on the Southerly line of said Lot 6; thence Easterly along said Southerly line of Lot 6 a distance of 8 inches to the place of beginning.

ALSO a further portion of Lot 6, Block 2, CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet 6 inches Northerly from the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less, to a point on the Southerly line of Main Street; thence Westerly along said Southerly line of Main Street a distance of 8 inches; thence Southerly along a line parallel with the Easterly line of said Lot 6 a distance of 42 feet 6 inches, more or less, thence Easterly along a line parallel with said Southerly line of Main Street, a distance of 8 inches to the point of beginning.

SUBJECT TO:

Purchaser acknowledges that he has had the opportunity to obtain any inspections of the property at his expense and has elected to purchase the property **AS IS**, without any representations or warranties by Seller or Seller's agent as to the condition of the improvements, the structural integrity of the buildings, plumbing, heating, electrical, or as to its fitness or suitability for any particular use by the Purchaser.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of June A.D., 19 92 at 3:34 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 12654.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Henderson