

56523

93 JAN 19 10 9 53



Vol 93 Page 1292

02039335
WARRANTY DEED

AFTER RECORDING RETURN TO:
RAY W. ROBERTS
MARIE ROBERTS
6361 TRENTON HEALDSBURG RD.
FORESTVILLE, CA 95436

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DAVID C. HAUER AND TERRY A. HAUER, hereinafter called
GRANTOR(S), convey(s) to RAY W. ROBERTS AND MARIE ROBERTS,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO
AND PART A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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." *sub me*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$53,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 5th day of January, 1993.

David C. Hauer
DAVID C. HAUER

Terry A. Hauer
TERRY A. HAUER

STATE OF OREGON, County of KLAMATH)ss.

January 14, 1993

Personally appeared the above named DAVID C. HAUER AND TERRY A.
HAUER and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: *W. Darlene L. Addington*
Notary Public for OREGON
My Commission Expires: *3-22-93*

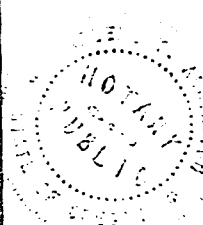


EXHIBIT "A"

A tract of land situated in the NW 1/4 NE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 25 and 36 of said Township and Range; thence South 00 degrees 24' 11" East along the East line of said NW 1/4 NE 1/4, 301.13 feet to the Northerly right of way line of the Weyerhaeuser Timber Company Logging Road; thence along said Northerly right of way line, South 83 degrees 07' 28" West 154.40 feet, along the arc of a curve to the right (radius = 922.37 feet, central angle = 03 degrees 06' 21") 50.00 feet to the true point of beginning of this description; thence North 55 degrees 53' 06" West 455.47 feet to the Southeasterly right of way line of Old Klamath River Road (a public road); thence along said Southeasterly right of way line South 69 degrees 24' 13" West 237.36 feet to its intersection with the Northerly right of way line of said Weyerhaeuser Timber Company Logging Road; thence along said Northerly right of way line, South 54 degrees 54' 52" East 11.55 feet, along the arc of a curve to the left (radius = 922.37 feet) 625 feet, more or less to the true point of beginning.

CODE 21 MAP 3907-36AO TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 19th day
of Jan. A.D. 19 93 at 9:53 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 1292.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorothy Mullen