

72430

HCL #03040638

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WARRANTY DEED

(Statutory Form)

DIANE J. MORTON, Grantor, conveys and warrants to JAMES R. ROACH, SR., and T. VIRGINIA ROACH, husband and wife, Grantees, the following real property free of encumbrances except as specifically set forth below:

All that part of the SE1/4SW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of Crescent Creek and Westerly of Highway #58 known as Willamette Highway, EXCEPTING that portion deeded to Frederic E. Kerns, et ux., in Deed Volume 346 at page 343, Records of Klamath County, Oregon, and ALSO EXCEPTING that portion lying within the boundary of Brewers Ranchos, FURTHER EXCEPTING that portion deeded to Frederick E. Kerns, et ux., by deed dated September 6, 1970 and recorded in M-70 at page 8578, Records of Klamath County, Oregon.

SUBJECT TO Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions; and

ALSO SUBJECT TO rights of the public in and to any portion of said premises lying within the limits of roads and highways; and

ALSO SUBJECT TO rights of the public and of governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Crescent Creek; and

ALSO SUBJECT TO all matters arising from any shifting in the course of Crescent Creek including but not limited to accretion, reliction and avulsion; and

ALSO SUBJECT TO well agreement and easement for ingress and egress from SE1/4SW1/4, Section 7, lying Northerly and Easterly of Highway #58 and NW1/4NE1/4, Section 18, lying Northerly and Easterly of Highway #58 including the terms and provisions recorded June 13, 1968 in M-68 at page 5239 between Fred P. Brewer and Gracie Dee Brewer, husband and wife, and Fred F. Jirek and Charlet F. Jirek, husband and wife;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

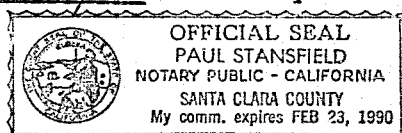
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 103,635.00.

DATED this 19th day of February, 1988.

X Diane J. Morton  
Diane J. Morton

STATE OF CALIFORNIA/County of SANTA CLARA) ss.

THIS INSTRUMENT was acknowledged before me this 19TH day of FEBRUARY, 1988, by Diane J. Morton



PAUL STANSFIELD  
Paul Stansfield  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: FEB. 23, 1990.

GRANTORS NAME AND ADDRESS:

Diane J. Morton  
2322 Thompson Place  
Santa Clara, CA 95050

STATE OF OREGON )  
County of Klamath ) ss.

GRANTEES NAME AND ADDRESS:

James R. Roach, Sr.  
T. Virginia Roach  
P.O. Box 7  
Crescent Lake, OR 97425

I certify that the within instrument was received for record on the 7th day of Dec., 19 93, at 3:33 o'clock P.M., and recorded in Book M93 on Page 32521 or as File Reel Number 72430, Record of Deeds of said County.

AFTER RECORDING, RETURN TO:

Aspen Title Co

WITNESS my hand and seal of County affixed.

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

Evelyn Biehn, County Clerk  
Recording Officer  
By: Orville Mueselore  
Deputy

Fee \$35.00