

95492

2-195PC 26 RCVD

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WARRANTY DEED

#030429/5

AFTER RECORDING R TURN 13

JOYCE N BANTA
4605 DENVER AVENUE
Klamath Falls, OR 97601

INTEND A CHANGE IS REQUESTED IN THE TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD ROBERTSON and DARLENE RAE ROBERTSON, husband and wife,
hereinafter called GRANTOR(S) convey(s) to JOYCE N BANTA,
hereinafter called GRANTEE(S) all that real property situated
in the County of Klamath, State of Oregon, described as:

AS IS EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.

IN CONSIDERATION OF THE USE OF THE PROPERTY DESCRIBED IN
THE ENCLOSURE IN VIOLATION OF APPLICABLE LAND USE LAW AND
REGULATIONS BEFORE SELLING OR ACCEPTING THIS INSTRUMENT, THE
GRANTOR(S) HEREBY TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FOREST OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

GRANTOR(S) the grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
as shown, if any, and appurtenant 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
\$40,000.00.

In construing this deed and where the context so requires, the
words "deed" include "convey".

IN WITNESS WHEREOF, the grantor has executed this instrument
on the 22nd day of February, 1995.

DONALD ROBERTSON

X Darlene Rae Robertson
DARLENE RAE ROBERTSON

STATE OF OREGON

County of Klamath



The foregoing instrument was acknowledged before me this 22nd day of February, 1995, by DONALD ROBERTSON and DARLENE RAE ROBERTSON.

Notary Public - State of Oregon
My Comm. Expired Jan 31, 1998
Signature: C. Johnson Date: 1-31-98

EXHIBIT "A"

4372

A piece or parcel of land situate in the N 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of 60 foot roadway from which the section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 E.L.M. and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West along the said roadway center line 1253.8 feet, to a point in the West boundary of the said Section 11, and North 0 degrees 13 1/2' West 1662.5 feet to said section corner and running thence North 0 degrees 01' West 331 feet, to a point in the Northerly boundary of the said N 1/2 SE 1/4 NW 1/4 of Section 11, thence North 0 degrees 1' East along said boundary line 65. feet; thence South 0 degrees 01' East 331.45 feet more or less to an intersection with the center line of the above mentioned roadway, thence South 89 degrees 44 1/2' West along said roadway center line 65. feet, more or less, to the said point of beginning.

Tax Act. No.: 041 3909-11B1 3300 Key No.: 551860

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of _____
of _____ Feb _____ A.D. 19 95 a _____
of _____

Aspen Title Co _____ the 27th day
3:26 o'clock P.M. and duly recorded in Vol. M95
Deeds _____ on Page 4371

Bernetha G. Letsch, County Clerk

By Suzanne Nullendore

FEE \$15.00