

WARRANTY DEED

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MTC 35471 MK

B.J. WILLIAMS and JOHN T. WILLIAMS, with the rights of survivorship,

Grantor(s) hereby grant, bargain, sell and convey to

FRED ROECKEN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 1 of Land Partition 2-95 situated in the NW1/4 of the SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 325 PREAKNESS CT, WALNUT CREEK, ORCA. 94596

Dated this 21 day of July, 1995

B.J. Williams
B.J. WILLIAMS

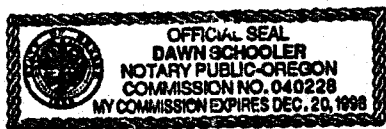
John T. Williams
JOHN T. WILLIAMS

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamathss. July 21 19 95

Personally appeared the above named BJ Williams & John T. Williams

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schoeder

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

FRED ROECKEN

325 PREAKNESS CT

WALNUT CREEK, ORCA. 94596

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day of July A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 19970

Bernetha G. Lott, County Clerk

By Spencer Heitz

FEE

\$30.00