

## WARRANTY DEED

MTC 40019MS

RAY W. ROBERTS and MARIE ROBERTS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

CLEMENT A. LEVESQUE and PATRICIA A. LEVESQUE-JEDE, with the rights of  
survivorship,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 535, Keno, OR 97627

Dated this 9th day of December, 19 96.

Ray W. Roberts  
RAY W. ROBERTS

Marie Roberts  
MARIE ROBERTS

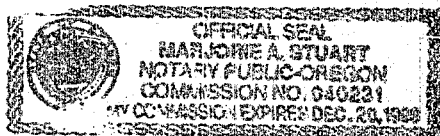
STATE OF Oregon

SS. December 9 19 96

COUNTY OF Klamath

Personally appeared the above named Ray W. Roberts and Marie Roberts

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT40019-MS

Return to:

CLEMENT A. LEVESQUE  
P.O. Box 535  
Keno, OR 97627

96 DEC 10 AM 024

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16th 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 NW1/4 NE1/4, 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.

TOGETHER with a 1979 DEVON mobile home, plate #X161887.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day  
of December A.D., 1996 at 10:24 o'clock A.M., and duly recorded in Vol. 1996  
of Deeds on Page 38414

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Kow