

37089

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97 MAY -5 AM 20

K-50054

STATUTORY WARRANTY DEED

ARCHER W. ROE, JR. AND HARRIETT SUSAN ROE

conveys and warrants to RICHARD G. ROBERTS AND VERA ROBERTS, HUSBAND AND WIFE, Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
 SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY
 REFERENCE HERETO

TAX ACCOUNT NOS: 2310 2000 (COVERS ADDITIONAL PROPERTY)
 2310 2700 300

This property is free of liens and encumbrances, EXCEPT: NO EXCEPTIONS

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 consideration for this conveyance is \$ 120,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of April 19 97

Archer W. Roe, Jr.
 ARCHER W. ROE, JR.

Harriett Susan Roe
 HARRIETT SUSAN ROE

STATE OF OREGON
 County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 30th day of April 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ARCHER W. ROE, JR. AND HARRIETT SUSAN ROE

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Billie L. Willis
 Notary Public for Oregon.
 My Commission expires 10-09-2000

Title Order No. _____
 Escrow No. 9640437

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
First American Title
P.O. Box 4420
Sunriver, Or 97707

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address:

RICHARD G. ROBERTS

39924 Marz Dr

Stayton, Or 97383

Name, Address, Zip

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EXHIBIT "A"

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

That portion of E½E½ of Section 28, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying North of a line described as follows:

Beginning at a point on the East line of Section 28, Township 23 South Range 10 E.W.M., from which a brass cap monument marking the East 1/4 corner of said Section 28 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road N. 74°34'01" W. 16.57 feet; thence N. 76°11'47" W. 696.40 feet to an existing fence; thence along said fence N. 2°32'17" E. 20.07 feet to a fence corner; thence along an existing fence line N. 89°51'55" W. 708 feet, more or less to the West line of the East 1/2 of the East 1/2 of said Section 28.

Subject to a 15 foot wide access easement along the Northerly fifteen feet of the Easterly 712.97 feet of the above described parcel.

Together with a 15 foot wide access easement along the Northerly side of and parallel and contiguous with the Easterly 712.97 feet of the above described parcel.

Together with an access easement over any portion of the SW¼NW¼ of Section 27 Township 23 South, Range 10 E.W.M., lying within fifteen feet of a line described as follows:

Beginning at a point on the West line of said Section 27 from which a brass cap monument marking the West 1/4 corner of said Section 27 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road S. 74°34'01" E. 861.50 feet to a point on the Westerly right of way line of the Burlington Northern Railroad.

Also that portion of the SW¼NW¼ of Section 27, Township 23 South, Range 10 E.W.M., lying West of Railroad and that portion of the NW¼SW¼ of said Section 27 lying West of Railroad and North of a line described as follows:

Beginning at a point on the West line of Section 27, Township 23 South, Range 10 E.W.M., from which a brass cap monument marking the West 1/4 corner of said Section 27 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road S. 74°34'01" E. 861.50 feet to a point on the Westerly right of way line of the Burlington Northern Railroad.

Together with an access easement over any portion of said NW¼SW¼ Section 27 lying within fifteen feet on either side of the above described line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day
of May A.D., 19 97 at 10:20 o'clock A. M., and duly recorded in Vol. N97
of Deeds on Page 13580

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kristin Rose