

40236

MTC 41709-KA  
WARRANTY DEED

Vol. 1797 Page 20265

TOMMY LEE YOAKUM and ROBERTA ANNE YOAKUM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
THEODORE P. ROLLER and ANNE L. ROLLER, husband and wife,  
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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1853 PINE GROVE RD., KLAMATH FALLS, OR 97603

Dated this 24<sup>th</sup> day of JUNE, 1997.

Tommy Lee Yoakum  
TOMMY LEE YOAKUM

Roberta Anne Yoakum  
ROBERTA ANNE YOAKUM

STATE OF CALIF. SS. 6-24- 19 97  
COUNTY OF PLACER

Personally appeared the above named Tommy Lee Yoakum AND  
Roberta Anne Yoakum

and acknowledged the foregoing instrument to be A voluntary act.

Before me:



Notary Public for PLACER Co, Calif.  
My commission expires 11-15-99

ESCROW NO. MT41709-KA

Return to:  
THEODORE P. ROLLER  
1858 PINE GROVE RD.  
KLAMATH FALLS, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land in the Northeast quarter of the Northwest quarter of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4" steel rod on the Easterly right of way boundary of the County Road (Pine Grove Road), which point bears South 854.93 feet and West 1281.6 feet from the quarter corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 06' West, along said right of way boundary a distance of 133.6 feet to the true point of beginning; thence continuing South 0 degrees 06' West 25.0 feet, more or less, thence South 89 degrees 30' east a distance of 169.0 feet; thence South 0 degrees 06' East 186.53 feet; thence South 85 degrees 15' East 264.98 feet; thence North 0 degrees 06' East 234.16 feet; thence north 89 degrees 55' west a distance of 433.10 feet to the point of beginning.

## CALIFORNIA



ALL-PURPOSE



## ACKNOWLEDGEMENT

STATE OF CALIFORNIA )

COUNTY OF PLACER )

On

6-24-97  
DATE

before me,

MELANIE ANN BAGWELL

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

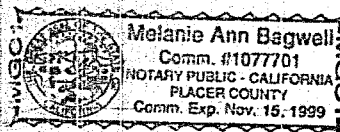
personally appeared,

TOMMY LEE YOKUM & ROBERTA ANNE YOKUM

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Melanie Ann Bagwell  
NOTARY PUBLIC SIGNATURE



## OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT

WARRANTY DEED

DATE OF DOCUMENT

6-24-97

NUMBER OF PAGES

two

SIGNER(S) OTHER THAN NAMED ABOVE

NONE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

Averittthe 30th dayof JuneA.D., 19 97

at

11:38

o'clock

A. M., and duly recorded in Vol. 497

of

Deedson Page 20265

FEE \$40.00

By

Bernetha G. Letsch, County Clerk

Bernetha Letsch