

NORA T. GRIFFITH,

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

JAMES A. ROY and CARMEN J. ROY, 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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

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 \$ 100,999.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3735 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 1 day of 8, 19 97

Nora T. Griffith
NORA T. GRIFFITH

STATE OF OREGONSS. August 1 19 97COUNTY OF KLAMATH

Personally appeared the above named _____

NORA T. GRIFFITHand acknowledged the foregoing instrument to be her voluntary act.

Before me:
Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT42091-KR

Return to:

JAMES A. ROY

3735 HOPE STREET

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 83 degrees 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 188.43 feet to a point and the true point of beginning on the tract to be hereinafter described; thence North 89 degrees 50' East 142.25 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0 degrees 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94 feet to a point; thence South 89 degrees 50' West 142.43 feet, more or less, to a point on the East line of Hope Street; thence South 0 degrees 17' West along the East line of Hope Street 94 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of August A.D., 19 97 at 9:44 o'clock A.M., and duly recorded in Vol. 1897
of Deeds on Page 25147.

FEE \$35.00

By Bernetha G. Lersch, County Clerk
Rettler Rose

NORA T. GRIFFITH,

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

JAMES A. ROY and CARMEN J. ROY, 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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

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 \$ 100,999.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3735 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 1 day of 8, 19 97

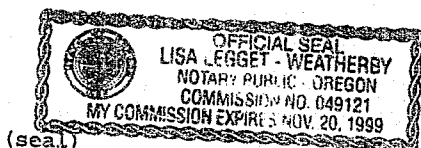
Nora T. Griffith
NORA T. GRIFFITH

STATE OF OREGONCOUNTY OF KLAMATHSS. August 1 19 97

Personally appeared the above named

NORA T. GRIFFITH

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT42091-KR

Return to:

JAMES A. ROY

3735 HOPE STREET

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 83 degrees 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 188.43 feet to a point and the true point of beginning on the tract to be hereinafter described; thence North 89 degrees 50' East 142.25 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0 degrees 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94 feet to a point; thence South 89 degrees 50' West 142.43 feet, more or less, to a point on the East line of Hope Street; thence South 0 degrees 17' West along the East line of Hope Street 94 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of August A.D., 19 97 at 9:44 o'clock A.M., and duly recorded in Vol. M97,
of Deeds on Page 25147.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kottlin R. [Signature]