



49516

'97 DEC -3 P3:24

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STATUTORY WARRANTY DEED

JACK H. ROBERTS AND KARIN W. ROBERTS

conveys and warrants to JACK H. ROBERTS, KARIN W. ROBERTS AND BRANDON C. ROBERTS, NOT AS Grantor,
TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT:

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 \$ -0- (Here comply with the requirements of ORS 93.030)Dated this 01 day of December 19 97

Jack H. Roberts
JACK H. ROBERTS

Karin W. Roberts
KARIN W. ROBERTS

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 02 day of December 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JACK H. ROBERTS AND KARIN W. ROBERTS

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.



Debora Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-51615
Escrow No. K51615D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JACK H. ROBERTS
1916 ELDORADO BLVD.
KLAMATH FALLS, OR 97601
Name, Address, Zip

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

JACK H. ROBERTS
1916 ELDORADO BLVD.
KLAMATH FALLS, OR 97601
Name, Address, Zip

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EXHIBIT "A"
DESCRIPTION OF PROPERTY

PARCEL 1:

A parcel of land located in the SE ¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 15, Block 8, ELDORADO ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the southeasterly corner of Lot 15, Block 8, ELDORADO ADDITION to the City of Klamath Falls, Oregon; thence along the lot line common to Lots 15 and 16 N 24°25'52" E 64.58 feet; thence S 33°54'45" W 67.90 feet to a point on the southwesterly line of said Lot 15; thence following said lot line 11.44 feet along the arc of a 353.30 foot radius curve to the left, the long chord of which bears S 77°37'40" E 11.44 feet to the point of beginning.

PARCEL 2:

Lot 16, Block 8, ELDORADO ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

EXCEPTING THEREFROM a parcel of land located in the SE ¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being a portion of Lot 16, Block 8, ELDORADO ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and an adjacent portion of vacated Peach Street, being more particularly described as follows:

Beginning at a point on the lot line common to Lots 15 and 16, Block 8 in said Eldorado Addition from which the southerly lot corner common to said Lots 15 and 16 bears S 24°25'52" W 64.58 feet; thence along said lot line and the extension thereof N 24°25'52" E 41.69 feet to the southwesterly right-of-way line of Eldorado Boulevard; thence following said right-of-way line 12.72 feet along the arc of a 1493.96 foot radius curve to the left, the long chord of which bears S 39°29'40" E 12.72 feet; thence leaving said right-of-way line, S 43°56'10" W 30.60 feet; thence S 33°54'45" W 7.36 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day
of December A.D., 19 97 at 3:24 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 39453.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Brown