

NS

66262

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THEODORE AND ANNE ROLLER
1858 PINE GROVE RD
KLAMATH FALLS OR 97603

Grantor's Name and Address

CARROL J. AND BETTY L. SCRONCE
P.O. BOX 107
MERRILL OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SOUTH VALLEY BANK & TRUST
P.O. BOX 5210 ATTN: TAMMY
KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

CARROL J. SCRONCE
BETTY L. SCRONCE
P.O. BOX 107
MERRILL OR 97633

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

MTG 45105

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of September, 1998, at 3:42 o'clock P.M., and recorded in book/reel/volume No. M98 on page 33826 and/or as fee/file/instrument/microfilm/reception No. 66262, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rosa, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that THEODORE PHILLIP ROLLER AND ANNE LUDELL ROLLER,
HUSBAND AND WIFE
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CARROL J. SCRONCE AND BETTY L. SCRONCE, AS TENANTS BY THE ENTIRETY
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

PARCEL 1 OF LAND PARTITION 56-97 BEING LOTS 4 AND 5 OF "TRACT 1142 - BURKE PLACE"
SITUATED IN THE NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TITLED 1977 STATL 2U MOBILE HOME

THE REAL PROPERTY OF ITS ADDRESS IS COMMONLY KNOWN AS 411 WATER ST, MERRILL, OR 97633

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
THE MOBILE HOME DESCRIBED ON THE FACE OF THIS DOCUMENT IS A PORTION OF THE PROPERTY BEING CONVEYED.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000.00. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ☒ (The sentence between the symbols ☒ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 9th day of September, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Theodore Phillip Roller
THEODORE PHILLIP ROLLER

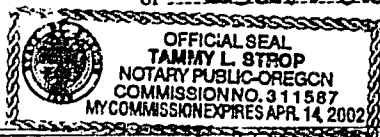
Anne Ludell Roller
ANNE LUDELL ROLLER

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 9, 1998, by Theodore Phillip Roller And Anne Ludell Roller

This instrument was acknowledged before me on _____, 19____,

by Tammy L. Strop
as Commercial Loan Assistant
of South Valley Bank and Trust



Tammy L. Strop
Notary Public for Oregon

My commission expires April 14, 2002