

72668

WARRANTY DEED

Vol. M99 Page 584

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. RAYBOULD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK L. ROACH AND SHIRLEY A. ROACH, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

ALL THAT PORTION OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY. EXCEPTING THEREFROM THE NORTHERLY 40 FEET WHICH IS DISCLOSED IN DEED VOLUME M-68 PAGE 7608, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

SUBJECT TO EASEMENTS, RIGHT OF WAYS, RESTRICTIONS AND COVENANTS OF RECORD.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is not stated in the deed. (Indicate which.)<sup>①</sup> (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 10TH day of MARCH, 19 77.  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*James A. Raybould*

STATE OF OREGON,

County of DESCHUTES

MARCH 10, 19 77.

Personally appeared the above named JAMES A. RAYBOULD

and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me, *[Signature]*  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-25-80

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ASPEEN  
ATTN: COLLECTION DEPT

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of January, 19 99, at 3:31 o'clock P.M., and recorded in book M99 on page 584 or as file/reel number 72668.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk

Recording Officer

By *Kathleen Ross* Deputy

Fee: \$30.00

SPACE RESERVED FOR RECORDER'S USE