

75833

Vol. M99 Page 8250
MTC 47239-MG
WARRANTY DEED

JOSEPH A. ROBERTS and MARILYN J. ROBERTS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ALFRED R. AUGUSTINE and JOY M. AUGUSTINE, as tenants by the entirety, 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:

All of Lot 7 and the N1/2 of Lot 8 in Block 3 of THE TERRACES, AN 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. TOGETHER with that portion of vacated Mesa Street which inured thereto.

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 \$ 125,450.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 415 HILLSIDE AVENUE, KLAMATH FALLS, OR 97601

Dated this 5th day of March, 19 99

Joseph A. Roberts
JOSEPH A. ROBERTS

Marilyn J. Roberts
MARILYN J. ROBERTS

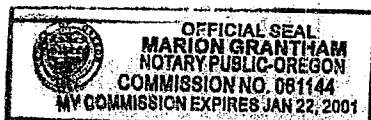
STATE OF Oregon ss. March 5th 19 99

COUNTY OF Klamath

Personally appeared the above named Joseph A. Roberts and

Marilyn J. Roberts

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT47239-MG

Return to:
ALFRED R. AUGUSTINE
415 HILLSIDE AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

the 9th day of March A.D., 1999
at 11:20 o'clock A. M., and duly recorded
in Vol. M99, of Deeds on Page 8250

Linda Smith, County Clerk

By Kathleen Rosa, Deputy
Fee \$30.00