



## WARRANTY DEED

ASPEN TITLE ESCROW 01051389

AFTER RECORDING RETURN TO:

MARIAH LEE CREMMER

1036 Hanks StreetKlamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BRIAN ROY and JOCELYN ROY, husband and wife, hereinafter called  
GRANTOR(S), convey(s) and warrants to MARIAH LEE CREMER, an  
unmarried woman, hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$91,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of July, 2000.

Brian Errol Roy  
BRIAN ERROL ROY, by Jocelyn Joy

Roy, his attorney in fact

Jocelyn Joy Roy  
attorney in fact

STATE OF OREGON, County of Klamath)ss.

Jocelyn Joy Roy  
JOCELYN ROY

On 31, of July 2000, personally appeared Joycelyn Joy Roy,  
both for herself and as attorney in fact for Brian Errol Roy,  
also known as Brian Roy.

Kim Bailey  
Notary Public for Oregon

My Commission Expires: June 2, 2001



## EXHIBIT "A"

Lot 5, Block 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

AND ALSO commencing at the point of intersection of the Northerly line of Buena Vista Street with the line between Lots 5 and 7, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon; thence along said line between Lots 5 and 7, a distance of 50 feet, more or less, to the Southeasterly corner of said Lot 5; thence Southeasterly along the line between Lots 4 and 5 in said Block 6 if extended, a distance of 38 feet, more or less, to the Northerly line of Buena Vista Street; thence Westerly along the Northerly line of said Buena Vista Street, a distance of 60 feet, more or less, to the point of beginning, being that portion of Lot 7, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon, lying to the Southwest of the line between Lots 4 and 5 in said Block 6, if extended to Buena Vista Street.

CODE 1 MAP 3809-19CD TL 2900

State of Oregon, County of Klamath  
Recorded 07/31/00, at 11:35 a. m.  
In Vol. M00 Page 27869  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>