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MT55169-LB
WARRANTY DEED

Vol M01 Page 57585

MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DONALD J. ROEMER and LYNN G. ROEMER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT3407034CB00300 KEY #198002

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 266 WOODLAKE DR, GRANTSPASS, OR 97527

Dated this 22 day of OCT, 2001


MICHAEL W. THIBODEAUX


CAROL A. THIBODEAUX

STATE OF CALIFORNIA

COUNTY OF Sacramento

}
} ss.
}

On October 22, 2001, before me, Millie Frayser: Notary Public, personally appeared MICHAEL W. THIBODEAUX AND CAROL A. THIBODEAUX personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in THEY authorized capacity(ies), and that by THEY signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

ESCROW NO. MT55169-LB

Return to:

DONALD J. ROEMER
266 WOODLAKE DR
GRANTSPASS, OR 97527



26.6.01

57586

EXHIBIT "A"
LEGAL DESCRIPTION

The North 545.0 feet of the West 885 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the North 272.5 feet; AND EXCEPTING THEREFROM the Southerly 30 feet.

TOGETHER WITH an easement for ingress, egress and utilities over and across the South 30 feet of the North 545 feet of the NW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 435 feet thereof.

ALSO, a tract of land in the NW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NW1/4 SW1/4, said point being South a distance of 545 feet from the Northwest corner thereof; thence East, parallel with the North line of said NW1/4 SW1/4 to a point on the East line of said NW1/4 SW1/4; thence South on said East line a distance of 30.0 feet; thence West, parallel with the North line of said NW1/4 SW1/4, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning, as granted to Michael W. Thibodeaux and Carol A. Thibodeaux, husband and wife, by instrument recorded October 15, 2001 in Volume M01, Page 52269, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 11/09/01 11:05 a. m.
In Vol. M01 Page 57585
Linda Smith,
County Clerk Fee\$ 26⁰⁰