

01-DEC-14 PM 3:17

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OK

WARRANTY DEED

Vol M01 Page 64159

KNOW ALL MEN BY THESE PRESENTS, That FRANK J. BRODERICK and CAROL J. BRODERICK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD P. ROBERTS and BETTY M. ROBERTS, 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:

A parcel of land being a portion of Lot 7 in Block 40 of the Supplementary Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northwesternly line of said Lot 7 which bears S. 38°46'33" W. a distance of 28.54 feet from the most Northerly corner of said Lot 7; thence along the center of an existing wall, S. 51°21'08" E. a distance of 119.95 feet to a point on the Southeasterly line of said Lot 7; thence N. 38°46'33" E. along said line a distance of 28.36 feet, more or less, to the most Easterly corner of said Lot 7; thence Northwesternly along the line between Lots 7 and 8, said Block 40, a distance of 119.95 feet to Southeasterly line of Main Street; thence S. 38°46'33" W. along said

(continued on reverse side)

(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 except those of record and apparent on the land

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 \$ 80,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 7th day of March, 1988; 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.

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.

Frank J. Broderick
FRANK J. BRODERICK

Carol J. Broderick
CAROL J. BRODERICK

STATE OF OREGON,)
County of Klamath) ss.
March 7, 1988

STATE OF OREGON, County of) ss.
March 7, 1988

Personally appeared 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

Personally appeared the above named Frank J. Broderick and Carol J. Broderick

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

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)

Before me:

Notary Public for Oregon

My commission expires: 6-21-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Frank J. and Carol J. Broderick
229 Washington
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Richard P. and Betty M. Roberts
1780 Euclid
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. Richard P. Roberts
P.O. Box 5175
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

M. & Mrs. Richard P. Roberts
P.O. Box 5175
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/14/01 3:17 P. m.
Vol M01, Pg 64159
Linda Smith, County Clerk
Fee \$26.00 # of Pgs 2

line a distance of 28.54 feet to the point of beginning.

SUBJECT TO:

Easement Agreement, including the terms and provisions thereof, given by Charles E. Riley, a single man, to The California Oregon Power Company, a California corporation, dated November 4, 1958, recorded November 19, 1958, in Volume 306 page 449, Deed records of Klamath County, Oregon.