

NN

Vol M02 Page 54317
STATE OF OREGON, 1

CAROL & FRANK BRODERICK
A/D. CONGER
KLAMATH FALLS, ORE
 Grantor's Name and Address
Richard & Betty Roberts
P.O. Box 5175
KLAMATH FALLS, ORE
 Grantee's Name and Address
 After recording, return to (Name, Address, Zip):
Richard & Betty Roberts
P.O. Box 5175
KLAMATH FALLS, ORE 97601
 Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 09/24/2002 1:26 P. m.
 Vol M02, Pg 54317
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1 Deputy.

02 SEP 24 PM 1:26

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

FRANK & CAROL BRODERICKhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RICHARD & BETTY ROBERTShereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

PROPERTY I D R 41415
R414153 830 MAIN ST
KLAMATH FALLS, ORE
97601

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 Northwestern 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 Northwestly 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 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.

(IF SPACE INSUFFICIENT, CONTINUE ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on Sept. 18-2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Frank J. Broderick
Carol Broderick

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Sept. 18, 2001, by Frank Broderick

This instrument was acknowledged before me on _____, by _____

as _____

of _____



Nina M. Jensen
 Notary Public for Oregon
 My commission expires July 20, 2006