



MTC - 60436-LW

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/11/2003 10:59 Am.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

After recording return to:

JOANNE ROBERTS

5360 Clark's Rd
Paradise, CA 95969

Until a change is requested all
tax statements shall be sent to
The following address:

JOANNE ROBERTS

5360 Clark's Rd
Paradise, CA 95969

Escrow No. MT60436-LW

'03 APR 11 AM 10:59

WARRANTY DEED

GEORGIA B. BLAND, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOANNE ROBERTS, 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:

A tract of land situated in Government Lots 3 and 4, Section 7, Township 35 South,
Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more
particularly described as follows:

Beginning at the North quarter corner of Section 7; thence West 586.8 feet to the
Easterly right of way line of State Highway No. 427 as now located; thence South
0 degrees 41' East along the Easterly right of way line of said Highway 498 feet to
the true point of beginning; thence continuing South along said Highway 215 feet;
thence East 259.5 feet; thence North 215 feet; thence West 261.8 feet, more or
less, to the point of beginning.

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.

The true and actual consideration for this conveyance is \$92,000.00.

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.

Dated this 28th day of March, 2003.


GEORGIA B. BLAND

STATE OF CALIFORNIA

COUNTY OF Sacramento

} ss.

On March 28, 2003 before me, Colette Wilson

personally appeared GEORGIA B. BLAND ~~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 SHE executed the same in her
authorized capacity(~~ies~~), and that by her signature(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



