

03 AUG 6 PM 3:28

EDGAR ROBERTS & F DOLORES ROBERTS
P.O. BOX 696
OAKRIDGE, OR 97463
Grantor's Name and Address
KEITH FLACK & KAREN FLACK
P.O. BOX 434
OAKRIDGE, OR 97463
Grantee's Name and Address
After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):
KEITH F. FLACK & JANICE FLACK
P.O. BOX 434
OAKRIDGE, OR 97463

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath fixed.
Recorded 08/06/2003 2:28 P m
Vol M03 Pg 56895-96
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2
Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that EDGAR N. ROBERTS AND F. DOLORES ROBERTS,
AS TENANTS BY THE ENTIRETY
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by KEITH F. FLACK AND JANICE M. FLACK, AS TENANTS BY THE ENTIRETY
hereinafter 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**FULFILLMENT OF A LAND SALE CONTRACT DATED NOVEMBER 16, 2001.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 150,000.00 **. ☒ 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.)

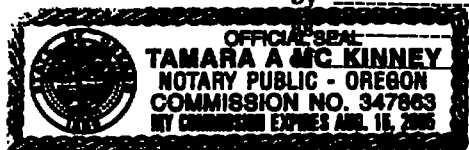
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on DECEMBER 12, 2001; 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.

Edgar N. Roberts
EDGAR N. ROBERTS
F. Dolores Roberts
F. DOLORES ROBERTS

STATE OF OREGON, County of LANE) ss.
This instrument was acknowledged before me on DECEMBER 12, 2001
by EDGAR N. ROBERTS AND F. DOLORES ROBERTS
This instrument was acknowledged before me on _____
by _____



Tamara A Mc Kinney
Notary Public for Oregon
My commission expires 8-15-2005

56896

That portion lying East of Highway 97 and the E 1/2 W 1/2 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian; and the S 1/2 NE 1/4 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Saving and Excepting therefrom any portion in Southern Pacific Railroad.