

03 OCT 10 PM 3:21

NJC- 62836 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROBERT A. ROACH, JR.
12110 Overland Drive
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/10/03 3:21 p.m.
Vol M03 Pg 75293
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

ROBERT A. ROACH, JR.
12110 Overland Drive
KLAMATH FALLS, OR 97601

Escrow No. MT62836-KR

WARRANTY DEED

JOHN R. MARTIN and KAREN MARTIN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ROBERT A. ROACH, JR. and KAREN K. ROACH, 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:

Parcel 2 of Land Partition 53-94 being situated in the SE1/4 SE1/4 of Section 20 and the SW1/4 SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 4008-020D0-03801-000	Key No.: 875629
Tax Account No.: 4008-021C0-01100-000	Key No.: 625540

875629	4008-020D0-03801
625540	4008-021C0-01100

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$200,000.00.

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 10th day of October, 2003

John R. Martin
JOHN R. MARTIN

Karen Martin
KAREN MARTIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2003 by JOHN R. MARTIN and KAREN MARTIN.

[Signature]
(Notary Public for Oregon)
My commission expires 6.19.04

21.00