

04 JAN 30 AM 9:00



MT-63631KR

Vol M04 Page 05714

THIS SPACE State of Oregon, County of Klamath
Recorded 01/30/2004 9:00 a m
Vol M04 Pg 5714-15
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Steven L. Roberts

4729 S. Sixth Street

KLAMATH FALLS, OR 97603

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

Steven L. Roberts

4729 S. Sixth Street

KLAMATH FALLS, OR 97603

Escrow No.

MT63631-KR

STATUTORY WARRANTY DEED

Patricia R. Holman, Trustee of The Patricia R. Holman Trust UTAD October 9, 1990, Grantor(s) hereby convey and warrant to Steven L. Roberts and Susan M. Roberts, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

A portion of the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82 PLEASANT HOME TRACTS, Klamath County, Oregon; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82, said Pleasant Home Tract, a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1020 feet to concrete nail 0.2 feet Southerly of a pipe fence post, and to the Southwest corner of parcel 6 of document recorded February 6, 1974 in Book M74 at page 1284, Microfilm Records of Klamath County, Oregon, between Waggoner and Merryman; said point being the true point of beginning; thence continuing South 00° 35' 00" East 281.62 feet, more or less to Northerly right of way line of State Highway No. 140 (South 6th Street); thence North 88° 59' 04" East along said right of way line 82.50 feet; thence North 00° 35' 00" West 279.46 feet, more or less, to a point which bears South 89° 30' 55" East 82.51 feet from true point of beginning; thence North 89° 30' 55" West 82.51 feet to the true point of beginning.

Tax Account No.:3909-002BD-04200-000
Tax Account No.:3909-002BD-04300-000

Key No.: 517514
Key No.: 517505

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Trust Deed recorded August 15, 1989 in Volume M89, page 15202, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Beneficiary with Assignment of Rents recorded on August 15, 1989 in Volume M89, page 15207, Microfilm Records of Klamath County, Oregon. The above named Grantees DO NOT agree to assume nor pay the above described encumbrance and the Grantor named herein agrees to hold the Grantees harmless therefrom.

The true and actual consideration for this conveyance is \$300,000.00.

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 23rd day of January, 2004

The Patricia R. Holman Trust UTAD October 9, 1990

BY:

Patricia R. Holman
Patricia R. Holman, Trustee

State of Oregon
County of KLAMATH

26.00 AM

This instrument was acknowledged before me on January 23, 2004 by Patricia R. Holman, Trustee of The Patricia R. Holman Trust UTAD October 9, 1990.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2004



Unofficial Copy