

04 APR 1 10:42

Vol M04 Page 18563

**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 04/01/2004 10:42a m  
Vol M04 Pg 18563-64  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2

AFTER RECORDING RETURN TO:  
Grace G. Robinson and Douglas J. Robinson  
6402 So 6th St.  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WILLIAM RODE and LISA RODE, also known as LISA MILLER RODE,  
hereinafter called GRANTOR(S), convey(s) to GRACE G. ROBINSON  
and DOUGLAS J. ROBINSON, mother and son, not as tenants in  
common, but with full rights of survivorship, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$275,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of April, 1993.

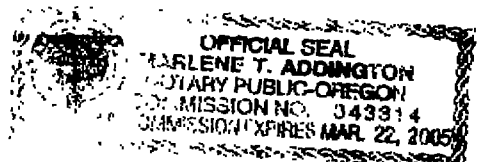
William Rode  
WILLIAM RODE

Lisa Miller Rode by William Rode  
LISA RODE, also known as LISA  
MILLER RODE, by WILLIAM RODE,  
her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On April 30, 1993, personally appeared WILLIAM RODE both for  
himself and as attorney in fact for LISA RODE, also known as  
LISA MILLER RODE, and acknowledge the foregoing instrument to be  
his voluntary act and deed and that of his principal.

Before me: Charlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997.



26.00 X

A portion of the NE 1/4 SW 1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin which lies North 0 degrees 51' West along the 40 line a distance of 462.3 feet, and North 89 degrees 09' East, a distance of 262.2 feet, and South 46 degrees 09' East, a distance of 428.4 feet from the iron axle which marks the Southwest corner of the NE 1/4 of the SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; and running thence: Continuing South 46 degrees 69' East a distance of 129.4 feet to an iron pin; thence North 43 degrees 51' East, a distance of 384 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway, which is 30 feet, measured at right angles from the centerline; thence North 46 degrees 09' West a distance of 129.4 feet along said right of way line to an iron pin; thence South 43 degrees 51' West, a distance of 384 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded July 5, 1972 in Book M-72 at Page 7243, Microfilm Records of Klamath County, Oregon.

CODE 43 MAP 3909-1CA TL 1800