

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



FRANK AND CAROL BRODERICK

Grantor's Name and Address

RICHARD AND BETTY ROBERTS

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

RICHARD AND BETTY ROBERTS

PO BOX 5175

KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

SPACE RESERVED
FOR
RECORDER'S USEVol M04 Page 58296

State of Oregon, County of Klamath

Recorded 08/31/04 3:43 P mVol M04 Pg 58296-97

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

C04-134

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that FRANK J. BRODERICK AND CAROL J. BRODERICK, GENERAL TRUSTEE, OR SUCCESSOR GENERAL TRUSTEE, OF THE FRANK BRODERICK REVOCABLE 2000 TRUST UDA***** hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RICHARD P. ROBERTS AND BETTY M. ROBERTS, AS HUSBAND & WIFE

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 ATTACHED LEGAL

***08/04/00. CAROL J. BRODERICK AND FRANK J. BRODERICK, GENERAL TRUSTEE, OR SUCCESSOR GENERAL TRUSTEE, OF THE CAROL BRODERICK REVOCABLE 2000 TRUST UDA 08/04/00.

(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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

_____, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ TO CLEAR TITLE ① 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. ① (The sentence between the symbols ①, 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 _____; 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.

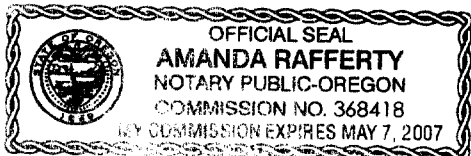
Frank J. Broderick
FRANK J. BRODERICK, TRUSTEE

Carol J. Broderick
CAROL J. BRODERICK, TRUSTEE

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 31st, 2004by Frank J. Broderick TrusteeThis instrument was acknowledged before me on August 31st, 2004by Carol J. Broderick Trustee

as _____

of _____



Amanda Rafferty
Notary Public for Oregon
My commission expires May 7, 2007

58297

A parcel of land being a portion of Lot 7 in Block 40 of the Supplementary Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northwesternly line of said Lot 7 which bears S. $38^{\circ}46'33''$ W. a distance of 28.54 feet from the most Northerly corner of said Lot 7; thence along the center of an existing wall, S. $51^{\circ}21'08''$ E. a distance of 119.95 feet to a point on the Southeasterly line of said Lot 7; thence N. $38^{\circ}46'33''$ E. along said line a distance of 28.36 feet, more or less, to the most Easterly corner of said Lot 7; thence Northwesternly along the line between Lots 7 and 8, said Block 40, a distance of 119.95 feet to Southeasterly line of Main Street; thence S. $38^{\circ}46'33''$ W. along said line a distance of 28.54 feet to the point of beginning.

SUBJECT TO:

Easement Agreement, including the terms and provisions thereof, given by Charles E. Riley, a single man, to The California Oregon Power Company, a California corporation, dated November 4, 1958, recorded November 19, 1958, in Volume 306 page 449, Deed records of Klamath County, Oregon.