



MTC- 67554KR

Vol M04 Page 89858State of Oregon, County of Klamath  
Recorded 12/30/04 3:37 P mVol M04 Pg 89858-59

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RE

After recording return to:

Steven L. Roberts

4729 South 6th Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Steven L. Roberts

4729 South 6th Street

Klamath Falls, OR 97603

Escrow No.

MT67554-KR

### STATUTORY WARRANTY DEED

**Jack W. Markgraf and Sherry Markgraf, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Steven L. Roberts and Susan 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

Parcel 3 of Land Partition 40-04, said Land Partition being a partition of Parcel 3 of Land Partition 20-99, Land Partition 20-99 being a partition of Parcel 2 of Land Partition 11-92 and a portion of SW1/4 SE1/4 of Section 6, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910-006C0-00201-000

Key No: 875595

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:

The true and actual consideration for this conveyance is **\$67,500.00**.

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 30<sup>th</sup> day of December, 2004

Jack W. Markgraf  
Jack W. Markgraf

Sherry Markgraf  
Sherry Markgraf

200 am

State of Oregon  
County of KLAMATH

89859

This instrument was acknowledged before me on 12/30, 2004 by Jack W. Markgraf and Sherry Markgraf.



Kristi L. Redd  
(Notary Public)

My commission expires 11/16/2007

Unofficial  
Copy