

05 MAY 31 PM 12:37

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After recording return to:
Henry Roberson and Myjken
Roberson
46879 Gerber Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Henry Roberson and Myjken Roberson
46879 Gerber Road
Bonanza, OR 97623

File No.: 7021-581666 (SAC)
Date: May 10, 2005

THIS SPACE RE

State of Oregon, County of Klamath
Recorded 05/31/05 12:37 p.m.
Vol M05 Pg 39862-64
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Virginia J. Kent, Grantor, conveys and warrants to **Henry Roberson and Myjken Roberson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$145,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 27 day of May, 2005.

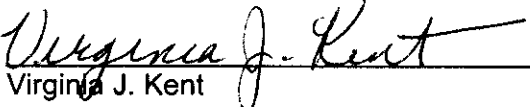
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APN: R586510

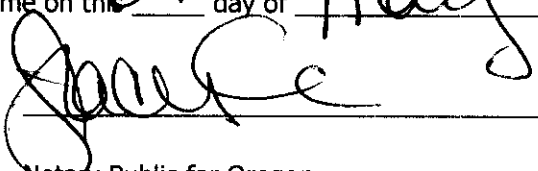
Statutory Warranty Deed
- continued

File No.: 7021-581666 (SAC)
Date: 05/10/2005


Virginia J. Kent

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of May, 2005
by **Virginia J. Kent**.


Notary Public for Oregon
My commission expires: 8-2007

APN: **R586510**Statutory Warranty Deed
- continuedFile No.: **7021-581666 (SAC)**
Date: **05/10/2005****EXHIBIT A****LEGAL DESCRIPTION:**

The NW 1/4 SE 1/4 of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon,
EXCEPTING THEREFROM the Westerly 30 feet of the NW 1/4 SE 1/4 of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North of Gerber Road.

And Further excepting any portion lying Southerly of Gerber Road.