

MTT- 70153TM



After recording return to:

WILLIAM ROLAND

P.O. BOX 268

HAMMOND, OR 97121

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

WILLIAM ROLAND

P.O. BOX 268

HAMMOND, OR 97121

Escrow No. MT70153-TM

Title No. 0070153

SWD

State Of Oregon, County Of Klamath

M05-61319

08/05/2005 02:55:20 PM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

BARBARA SIMI, WHO ACQUIRED TITLE AS BARBARA MARES, Grantor(s) hereby convey and warrant to **WILLIAM ROLAND and TERRY SIMPSON, with the rights of survivorship**, 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:

Lot 16, Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/80 interest in and to the following described property:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 3507-017DC-01800-000
238567

Key No.:

Tax Account No: 3507-02000-00100-000

Key No: 760055

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 **\$8,000.00**.

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 4 day of August, 2005

Barbara Simi
BARBARA SIMI

STATE OF CALIFORNIA

COUNTY OF Contra Costa^{SS.}

On August 4, 2005 before me, Nanni Fischer personally appeared BARBARA SIMI personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are

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subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marni J. Fischer

