

EA

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



Powell-Roseberry, LLC  
725 Market  
Kirkland, WA 98033

Grantor's Name and Address

Lloyd W. Powell  
Sharon L. Powell  
725 Market, Kirkland, WA 98033

Grantee's Name and Address

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

Ronald S. Yockim, Attorney  
P.O. Box 2456  
Roseburg, OR 97470

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

Lloyd W. Powell  
Sharon L. Powell  
725 Market  
Kirkland, WA 98033

M06-01095

Klamath County, Oregon

01/19/2006 11:05:52 AM

Pages 2 Fee: \$26.00

SPACE RESERVED  
FOR  
RECORDER'S USE

and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Powell-Roseberry, LLC

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lloyd W. Powell and Sharon L. Powell, tenants by the entirety acquired as Washington Community Property, 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:

SE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ , — SW $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  SECTION 4, TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TOGETHER W/ A NON EXCLUSIVE RIGHT OF WAY EASEMENT FOR UTILITIES & VEHICLE ACCESS ACROSS THE EXISTING ROADWAY THAT CONNECTS THE ABOVE DESCRIBED PROPERTY W/ <sup>PINE</sup> IVORY ROAD. SAID EASEMENT TO BE 30 FEET IN WIDTH AND APPURTENANT TO & RUN WITH THE PROPERTY DESCRIBED ABOVE - TAX LOT 800 20 ACRES  
(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): \_\_\_\_\_

\_\_\_\_\_, 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 \$ 150,000.00. 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. (The sentence between the symbols  $\Phi$  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 1/19/2006; 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.

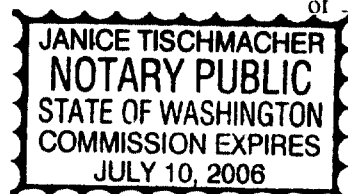
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lloyd W. Powell  
Garrett Lee Roseberry  
Powell-Roseberry, LLC

STATE OF WASHINGTON County of KING ss.

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on January 5, 2006by Lloyd W. Powellas Memberof Powell-Roseberry, LLC

Janice Tischmacher  
Notary Public for Washington  
My commission expires 7-10-06

26  
Re: Garrett Roseberry

# All-purpose Acknowledgment

WELLS  
FARGO

STATE OF Oregon, COUNTY OF Klamath

On 1/19/06 before me, the undersigned, a Notary Public  
in and for said State, personally appeared

Garrett Roseberry

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence/ to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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

Name (type or printed)

My commission expires:

Katrina Hardman  
KATRINA HARDMAN  
Oct 5, 2009

