

MTC 76512

2006-018999
Klamath County, Oregon



09/21/2006 03:43:28 PM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

GLADE P. FRITON, Grantor,

conveys and warrants to

ROGER LEE ROLAND, Grantee, A SINGLE PERSON

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 154647

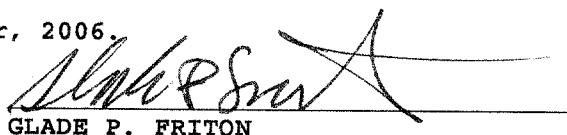
Map/Tax Lot No(s): 2409-030CD-04000-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$164,600.00 .

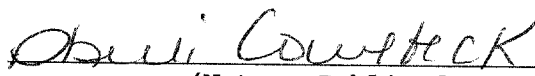
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 197.352.

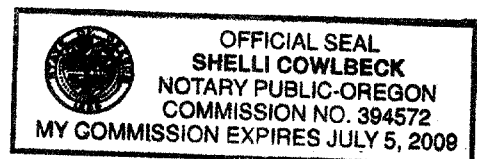
Dated this 20 day of September, 2006.


GLADE P. FRITON

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on September 20, 2006 by GLADE P. FRITON.


(Notary Public for Oregon)
My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

ROGER ROLAND
~~3710 SE CONCORD RD #21~~ PO Box 273
~~MILWAUKIE, OR 97267~~ Crescent, OR 97733

TITLE NO. 14-0047706
ESCROW NO. 14-0047706

66.00

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

That portion of the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of TOWN OF CRESCENT; thence along the Southwesterly side line of said Main Street, South 39° 40' West 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 305, page 279, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317, page 397, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39° 40' West, 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Schultz, husband and wife, by Warranty Deed recorded in Volume 241, page 276, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

TOGETHER WITH ingress and egress recorded January 31, 2002 in Volume M02, page 6255 and in Volume M02, page 6259, Microfilm Records of Klamath County, Oregon.

Tax Account No: 2409-030CD-04000-000

Key No: 154647