

MTCT9925



2007-013123
Klamath County, Oregon



00027624200700131230010017

07/24/2007 11:34:43 AM

Fee: \$21.00

TITLE NO. 0255273
ESCROW NO. EU07-1741
TAX ACCT. NO.
MAP/TAX LOT NO. 2508-01000-00500

WARRANTY DEED -- STATUTORY FORM

CHARLES B. MCGLINCHEY and JUDITH A. MCGLINCHEY, as tenants by the entirety, Grantor,
conveys and warrants to

ADAM D. ROSKE and GWEN ATHMAN, not as tenants in common, but with the right of survivorship, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

The North One-half of the East One-half of the East One-half of the South West One-quarter of the North East
One-quarter of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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.

Except the following encumbrances:

2007/08 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$140,000.00 .

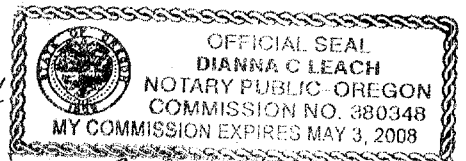
Dated this 20 day of July 2007.

CHARLES B. MCGLINCHEY

JUDITH A. MCGLINCHEY

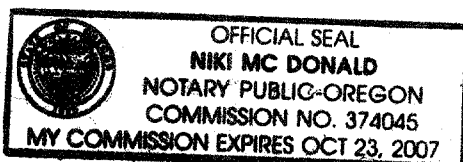
State of Oregon
County of LANE

This instrument was acknowledged
before me on July 23, 2007 by
Judith A. McGlinchey.



This instrument was acknowledged before me on JULY 20,
MCGLINCHEY and JUDITH A. MCGLINCHEY.

Dianna C. Leach - Notary Public for
my commission expires 5-3-2008
2007 by CHARLES B.



(Notary Public for Oregon)
My commission expires 10/23/07

CHARLES B. MCGLINCHEY
85641 BRADBURY LANE
EUGENE, OR 97405
GRANTOR'S NAME AND ADDRESS

ADAM D. ROSKE
80717 SEARS ROAD
COTTAGE GROVE, OR 97424
GRANTEE'S NAME AND ADDRESS

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401