

13599

13599-2788

FORM No. 632-WARRANTY DEED

WARRANTY DEED LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That ELDON C. RODGERS and JANICE M. RODGERS, husband and wife,

hereinafter called the grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars,

to grantor paid by MELVIN J. RODGERS and PATRICIA RODGERS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOTS 3 and 4 of Block 17 of TOWN OF MERRILL, Klamath County, Oregon, according to the duly recorded supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon; SUBJECT TO: (1) Reservations in Patent from United States of America to Benjamin F. Van Brimmer, dated June 4, 1890, recorded July 17, 1892, in Book 7 at page 392, Deed Records of Klamath County, Oregon; (2) Liens of the City of Merrill, if any; and (3) Mortgage, including the terms and provisions thereof executed by Christopher J. O'Conner and Nellie O'Conner, husband and wife, to the First National Bank of Portland (Oregon), a national banking association, dated April 30, 1952, recorded May 9, 1952, in Vol. 145 at page 35, Mortgage Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 as specified above.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand and seal this 20th day of April, 1967.

Eldon C. Rodgers (SEAL)

Janice M. Rodgers (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. April 20, 1967.

Personally appeared the above named ELDON C. RODGERS and JANICE M. RODGERS, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My commission expires 11-22-69

WARRANTY DEED

TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

AFTER RECORDING RETURN TO

Melvin Rodgers
P.O. Box 1778
Redding, California

Fee \$1.50
14

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 20 day of April, 1967, at 1:30 P.M., and recorded in book M67 on page 2788 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By Leighton Campbell Deputy.