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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Stanley E. Rogers and Vera A. Rogers, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maurice C. Martin and Ethel E. Martin, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

All of Lot 4, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, EXCEPTING the Southwesterly 40 feet thereof, as set forth in Deed recorded September 17, 1946, in Volume 195, page 447, Deed Records of Klamath County, Oregon.

All of Lot 5, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, EXCEPTING THEREFROM the following described tract:

A portion of lot 5, Block 76, BUENA VISTA ADDITION, more particularly described as follows: Beginning at a point which is the most Easterly corner of Lot 8, Block 76, BUENA VISTA ADDITION, which point is also on the Southwesterly line of Last Street; thence Southeast along the Southerly line of Last Street a distance of 6.23 feet; thence in a Southwesterly direction to a point which is South 52 degrees 36½' East a distance of 4.70 feet from the most Easterly corner of Lot 7, Block 76, BUENA VISTA ADDITION; thence Southwesterly to a point on the Southwesterly line of Lot 5, Block 76, which point is South 52 degrees 36½' East 1.65 feet from the most Southerly corner of Lot 6, Block 76; thence North 52 degrees 36½' West along said Southwesterly line of Lot 5, Block 76, to the most Southerly corner of Lot 6; thence North 37 degrees 23½' East along the Southeasterly line of Lots 6, 7, and 8, Block 76, to the point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said

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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 noted of record and those apparent upon the land, if any, as of the date of this deed, 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 31st day of July, 1970.

Stanley E. Rogers
STANLEY E. ROGERS
Vera A. Rogers
VERA A. ROGERS

STATE OF OREGON }

County of Klamath }

ss.

July 31, 1970.

Personally appeared the above named Stanley E. Rogers and Vera A. Rogers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Margaret E. Goakley*
Notary Public for Oregon
My Commission Expires: 3-19-73

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

M. C. Martin

on this 3rd day of November A. D., 1972
at 4:39 PM o'clock P. M. and duly
recorded in Vol. M 72 of Deeds
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WM. D. MILNE, County Clerk

By *Carol Milne*
Fee \$ 4.00 Deputy.

Warranty Deed
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Return to:
M.C. Martin
P.O. Box 531
City