

KNOW ALL MEN BY THESE PRESENTS, That

MARGARET L. SIMPSON

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by CLETIS R. RODGERS and SHARRON L. RODGERS, husband and wife,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 34 and 35 in Block 12 of ST. FRANCIS PARK,
according to the official plat thereof on file
in the office of the County Clerk, Klamath County,
Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, restrictions, liens or encumbrances of record or those apparent upon the land. (See attachment)

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 \$ 14,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 9th day of July, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Margaret L. Simpson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.

July 9, 1973.

Personally appeared the above named
Margaret L. Simpson

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

Before me:
(OFFICIAL SEAL) *Ernest E. Gray*
Notary Public for Oregon
My commission expires: June 16, 1974.

STATE OF OREGON, County of) ss.

1973.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols \circledast , if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

MARGARET L. SIMPSON

TO

CLETIS R. RODGERS &
SHARRON L. RODGERS

AFTER RECORDING RETURN TO

No.

W. L. Co. Title

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

STATE OF OREGON

County of) ss.

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

8766

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

Any unpaid charges or assessments of Enterprise Irrigation District.

Rules, regulations and assessments of South Suburban Sanitary District.

Reservations in dedication of St. Francis Park.

Reservations contained in deed from Geo. S. Rusco and Esther Rusco, husband and wife, to John F. Richardson and Evelyn G. Richardson, husband and wife, dated September 2, 1937, recorded September 14, 1937, in Vol. 112 page 41, records of Klamath County, Oregon, as follows: "1. The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2000.00 of approved floor plans, designs and mode of construction to be approved by grantors and his heirs and assigns. 2. The principal building shall be built on a building line 25 feet from the property lines fronting streets."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Klamath County Title

Filed for record at request of

this 9 day of July A. D. 1973 at 4:27 P. M., and

duly recorded in Vol. M-73, of deeds on Page 8765

fee 4.00

Wm D. MILNE, County Clerk

By

Hazel Craig