

1-7-74

1921

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ANNA C. FOEGEDING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN L. ROLLINS and ELISABETH H. ROLLINS, 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:

The S 1/2 of a parcel of land situate in the SW 1/4 NE 1/4 of Section 20, Township 24S, Range 7 E.W.M., being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the southeast corner of the S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20; thence North 89° 45' 39" West along the South line S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20 a distance of 750.00 feet to a 5/8 inch iron pin; thence North 00° 14' 21" East, 333.13 feet to a 5/8 inch iron pin on the North line S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20; thence South 89° 43' 03" East, 750.44 feet to a 5/8 inch iron pin at the Northeast corner S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20; thence South 00° 18' 55" west, 332.56 feet to the point of beginning containing 2.8 acres more or less, EXCEPT easements, restrictions and covenants of record and INCLUDING all easements for roadways and all roads used by the grantor, her heirs and assigns, and also used by the public for ingress and egress to the above-described property, the grantor tacks unto the grantees the years that she has used said roads so that her use will attach to the grantees' use and time.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 (above)

and that

grantor will warrant and forever defend the said 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 \$2,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 18 day of June, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Anna C. Foegeding

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Deschutes ) ss.  
June 18, 1975

Personally appeared the above named ANNA C. FOEGEDING

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

Before me, *John D. Milne*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 10-1-1976

STATE OF OREGON, County of ) ss.  
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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: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS	
Glenn L. Rollins P. O. Box 11 Stayton, Oregon 97383	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
NAME, ADDRESS, ZIP	

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of KLAMATH

I certify that the within instrument was received for record on the 19th day of JUNE, 1975, at 4:00 o'clock P.M., and recorded in book M. 75 on page 6951 or as file/reel number 1921, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By *Hayk Draz* Recording Officer  
Deputy

FEE \$ 2.00

RECEIVED JUN 11 1975