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KNOW ALL MEN BY THESE PRESENTS, That MORRIS A. BIDWELL and DOROTHY L. BIDWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHELBY J. RODGERS, a married woman

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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of Tract 29, FIRST ADDITION TO MIDLAND, a platted subdivision in Klamath County, Oregon; thence North 84°49' East along the North line of said Tract 29 a distance of 152.0 feet; thence South 5°11' East, 177.02 feet, more or less, to the South line of said Tract 29; thence West, 173.34 feet, more or less, to the Southwest corner of said Tract 29; thence North 162.0 feet, more or less, to the point of beginning; being a Westerly portion of Tract 29, FIRST ADDITION TO MIDLAND.

Grantees agree to assume the present existing mortgage dated December 14, 1962, recorded December 17, 1962 in Mortgage Volume 214 at page 470, the present balance of which is \$12,135.73 to First Federal Savings and Loan Association, Klamath Falls, Oregon, a corporation.

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 except as noted of record as of the date of this deed, and those apparent upon the land, if any;

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 \$16,500.00

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

WITNESS grantor's hand this 7th day of February, 1971

MORRIS A. BIDWELL
DOROTHY L. BIDWELL

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named Dorothy L. Bidwell

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

Before me: Florence McConnell
Notary Public for Oregon
My commission expires June 10, 1971

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Shelby Rodgers
Box 21
Midland Or.

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

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of JULY, 1975, at 9:55 o'clock A.M., and recorded in book M 75 on page 7783 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hand Deputy

RECEIVED

9:55 am