

18050

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOSEPH L. ROGERS and KAREN B. ROGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY J. WISE and LINDA C. WISE, 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:

Lot 8, Block 2, REPLAT OF BUREKER PLACE, Klamath County, Oregon, commonly known as 4306 Clinton, Klamath Falls, Oregon.

(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

Except as setforth in EXHIBIT "A" attached hereto

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 \$ 25,500.00

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 23<sup>rd</sup> day of August, 1976; 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.

(If executed by a corporation, affix corporate seal)

Joseph L. Rogers  
Karen B. Rogers

STATE OF OREGON,  
County of Klamath } ss.  
August 23, 1976.

STATE OF OREGON, County of } ss.  
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Personally appeared the above named Joseph L. Rogers and Karen B. Rogers

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5-14-80

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:

Joseph L. & Karen B. Rogers

GRANTOR'S NAME AND ADDRESS  
Billy J. & Linda C. Wise  
4306 Clinton  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Billy J. & Linda C. Wise  
4306 Clinton  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Billy J. & Linda C. Wise  
4306 Clinton  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

13143

EXHIBIT "A"

SUBJECT TO:

1. Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights-of-way and easements of the South Suburban Sanitary District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 24th day of August A. D. 1976. at 10:47 a.m.

duly recorded in Vol. 176, of Deeds on p. 13142

Wm D. MILNE, County

By Mary Kay De Vore

Fee \$6.00