

23610

BARGAIN AND SALE DEED

Vol. 4 Page 20393

KNOW ALL MEN BY THESE PRESENTS, That I.F. RODGERS and LORRAINE G. RODGERS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto I.F. RODGERS AND SONS, a partnership\* hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

\* A partnership consisting of I.F. Rodgers, Lorraine G. Rodgers, Richard R. Rodgers, Ronald R. Rodgers, Russell R. Rodgers, and Radley R. Rodgers.

(See Legal Description on Reverse Side)

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None

~~On or about the date hereof, the grantor, I.F. Rodgers and Lorraine G. Rodgers, did execute and deliver to the grantee, I.F. Rodgers and Sons, a partnership, a deed of conveyance, the contents of which are set forth in the foregoing deed, and the grantor, I.F. Rodgers and Lorraine G. Rodgers, do hereby acknowledge the same.~~

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 22<sup>nd</sup> day of December, 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.

I.F. Rodgers  
Lorraine G. Rodgers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

December 22, 1976

STATE OF OREGON, County of ss.

Personally appeared

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

Personally appeared the above named  
I.F. Rodgers and  
Lorraine G. Rodgers

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 1/15/80

Notary Public for Oregon  
My commission expires:

OFFICIAL SEAL

I.F. & Lorraine G. Rodgers  
Route 2, Box 752  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

I.F. Rodgers and Sons  
Route 2, Box 752  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. McCobb  
3949 South Sixth Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

I.F. Rodgers and Sons  
Route 2, Box 752  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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 file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy



Lots 16 and 17 in Section 3, Township 40 South, Range 11 East  
of the Willamette Meridian.

Lots 15 and 18 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, except that portion conveyed to the United States of America by deed dated July 2, 1912, recorded July 6, 1912 in Volume 37 at page 416, Deed Records of Klamath County, Oregon.

The North half of the Southwest quarter, and the Southeast quarter of Section 3, Township 40 South, Range 11 East of the Willamette Meridian.

The Northeast quarter of the Southeast quarter. of Section 4,  
Township 40 South, Range 11 East of the Willamette Meridian.

The East half of the Northeast quarter of Section 10, Township 40 South, Range 11 East of the Willamette Meridian.

A portion of Lots 19 and 20, Section 3, Township 40 S., R. 11, E.W.M., more particularly described as follows:

Beginning at a point on the South line of Lot 19, Sec. 3, Twp. 40 S., R. 11, E.W.M., which is 505 feet West, more or less, from the Southeast corner of said Lot 19 and in the center of the irrigation ditch which intersect said South line of said Lot 19; thence continuing West along the South line of said Lot 19 a distance of 1492 feet; thence North parallel to the East line of said Lot 19 to the center of irrigation ditch; thence following the center line of said irrigation ditch in a Northeast-erly and Southerly direction to the point of beginning.

SAVING AND EXCEPTING AND RESERVING unto Grantors an easement 30 feet in width adjacent to the centerline of the above described ditch for purpose of clearing and maintaining said ditch.

Grantees are the owners of the premises adjacent to the above described parcel on the South and will construct and erect thereon a water hole and will connect same by ditch to the irrigation ditch referred to in the above description, and Grantors covenant and agree to fill said water hole when water is running in the Klamath Irrigation Ditch which supplies water to the above described ditch.

Together with 2 electric pumps; buried irrigation main line, and 4-1/4 mile wheel move sprinklers.

STATE OF OREGON; COUNTY OF KLAMATH: ss

~~1/12/83 for receipt of 12,000 of~~

this 30 day of December 1976 4:18 P  
at one o'clock M

duly recorded in Vol. M 76, of Deeds on Page 20993

W. D. MILNE, County Clerk

Fee \$6.00