

LA 034-1076 MTC-2932

FORM No. 633--WARRANTY DEED (Individual or Corporate).

1-1-74

25489

WARRANTY DEED

Vol. 77 Page 2715

WELLS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That HERBERT M. BASCO and MARGARET BASCO, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY H. RODGERS and PAULINE RODGERS, husband and wife,

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:

A portion of Lot 7 of RESUBDIVISION of Tracts 49 and 50 of HOMEDALE, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; thence Southeasterly along the Northerly boundary of said Lot 7 a distance of 57 feet; thence Southwesterly and parallel with the Westerly boundary of said Lot 7 to a point of intersection with the Southerly boundary of said Lot 7; thence Northwesterly along the Southerly line of said Lot 7 to the Southwest corner of said Lot 7; thence Northerly along the Westerly boundary of said Lot 7 to the place of beginning.

SUBJECT TO: Liens and assessments of South Suburban Sanitary District and Enterprise Irrigation District; reservations and easements contained in deed Volume 105, page 420, records of Klamath County, 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 set forth 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 \$ 21,000.00

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 15th day of February, 1977; 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)

STATE OF OREGON,)
County of Klamath) ss.
February 15, 1977

Personally appeared the above named Herbert M. Basco and Margaret Basco, husband and wife,

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

Before me: *Ernest E. Brian*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-17-78

STATE OF OREGON, County of) ss.
1977

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 _____, 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:

Herbert M. Basco & Margaret

GRANTOR'S NAME AND ADDRESS

Roy H. Rodgers & Pauline

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS & L

main

NAME, ADDRESS, ZIP

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

FFS & L

main

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 15th day of FEBRUARY, 1977, at 1:01 o'clock P.M., and recorded in book M. 77 on page 2715 or as file/reel number 25489.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$ 3.00

By *Hazel Magee* Recording Officer Deputy