

140141094 MTC-2909

FORM No. 625-WARRANTY DEED (Individual or Corporate)

STEVEN S. LAW PUBLISHING CO., PORTLAND, OR 97204

25626

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GLEN R. FLEETWOOD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAUD BRADLEY RODGERS and BARBARA J. RODGERS, husband and wife, hereinafter called the grantees, 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 the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwesterly along said line of Highway 377.9 feet from the intersection of said line and the East line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence Southwesterly along said line of Highway 100 feet to the Southwesterly corner of property herein conveyed; thence North 35° West a distance of 400 feet; thence Northeasterly and parallel to the said line of Highway, to the North line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence Easterly along the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, to a point North 35° West of the point of beginning, said point being the Northwestern corner of the property conveyed to Willard L. Johnson et ux by deed recorded on page 136 of Volume 323 of Deeds, thence South 35° East along the Southwesterly line of said Johnson property to the point of beginning.

(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 rights of way of record and those apparent on the land

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 \$ 32,000.00

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 $\odot$, 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 11th 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

Glen R. Fleetwood

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 11, 1977

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named

Glen R. Fleetwood

and acknowledged the foregoing instrument to be his voluntary act and deed

Before me, Notary Public for Oregon

My commission expires 1/12/78

and that the seal affixed to this 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:

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

Glen R. Fleetwood

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of FEBRUARY, 1977, at 4:02 o'clock P.M., and recorded in book M. 77 on page 2909 or as file/roll number 25626.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE, Recording Officer
By Hazel Day, Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

Bradley C. Rogers & Barbara J.

GRANTEE'S NAME AND ADDRESS

First Federal

NAME, ADDRESS, ZIP

540 Main

NAME, ADDRESS, ZIP

First Federal

NAME, ADDRESS, ZIP

Same