

28401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. MOTLEY and MILDRED M. MOTLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERALD S. ROGERS and DIANE M. ROGERS, 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:

A parcel of land situated in Lots 11 and 12, Block 15 of BUENA VISTA ADDITION to Klamath Falls, Oregon being more particularly described as follows:

Beginning at the Southeast corner of said Lot 12; thence North 83° 11' 21" West along the Northerly right-of-way line of Oregon Avenue, 85.56 feet to a 1/2 inch iron pin on the Westerly line of the East half of said Lot 11; thence North 00° 15' 36" East along said Westerly line of the East half of Lot 11, 84.15 feet; thence South 89° 44' 45" East, 85.00 feet to the Westerly right-of-way line of Berkley Street; thence South 00° 15' 36" West along the Easterly right-of-way line of Berkley Street, 93.93 feet to the Point of Beginning.

Reserving an easement for sewer purposes over the Westerly 10 feet of said property.

(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: Covenants, conditions and restrictions imposed by instrument recorded September 10, 1956 in Volume 12, page 250, Miscellaneous Records of Klamath County, Oregon and modified by instrument recorded July 7, 1959 in Vol. 314, page 80, Deed Records of Klamath County 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 \$ 33,900.00

However, the actual consideration consists of or includes other property or value given or promised which is not stated in the 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 19 day of April, 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)

James E. Motley  
Mildred M. Motley

STATE OF OREGON,  
County of Klamath } ss.  
April 19, 1977

Personally appeared the above named James E. Motley and Mildred M. Motley

NOTARY

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

Before me,

(OFFICIAL SEAL) E. J. Blubaugh

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Jerald S. Rogers & Diane M. Rogers  
605 W. Oregon Avenue  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
1225 Ferry Street, S.E.  
Salem, Oregon 97310

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

20th day of APRIL, 1977,

at 3:02 o'clock P.M., and recorded

in book M77 on page 6753 or as

file/reel number 28401

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

By Hazel Dray Deputy

Recording Officer

FEE \$ 3.00