

55252

SPECIAL WARRANTY DEED

Vol. 78 Page 20775



KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON, a national banking association, TRUSTEE-----, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TERRY L. ROGERS and CAROL J. ROGERS, husband and wife 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:

Lot 62 (sixty-two), Block 1 (one), Sun Forest Estates, Tract 1060 as shown by Map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,995.00

~~And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.~~

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 26th day of July, 1978; 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, officer responsible and)

STATE OF OREGON, )  
(County of )

Personally appeared the above signed

and acknowledged to the foregoing instrument, voluntary act and deed

Notary Public

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires

FIRST NATIONAL BANK OF OREGON, TRUSTEE

Richard P. Megenity, Asst. Vice President  
Helen J. Bird, Assistant Cashier  
STATE OF OREGON, County of Multnomah ) ss.  
July 26, 1978

Personally appeared Richard P. Megenity and Helen J. Bird who, being duly sworn, each for himself and not one for the other, did say that the former is the Assistant Vice president and that the latter is the Assistant Cashier of the First National Bank of Oregon

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.

Robert P. Day  
Notary Public for Oregon  
My commission expires 3-21-82

(OFFICIAL SEAL)

FIRST NATIONAL BANK OF OREGON  
TRUST REAL ESTATE DEPT. T-9 HB  
P. O. BOX 3131 PORTLAND, OR 97208

TERRY L. ROGERS AND CAROL J. ROGERS  
RT. 2 BOX 1093  
HADRASI, OR 97741

FIRST NATIONAL BANK OF OREGON  
see above

RCT Co Catling

There is shown to be executed all the statements shall be used in the following address  
TERRY L. ROGERS AND CAROL J. ROGERS  
see above

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 20th day of September, 1978, at 11:00 o'clock A. M., and recorded in book 1178 on page 20775 or as file/reel number 55252, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
B. Penick Deputy

Fee \$3.00