

1-1-74

58359

WARRANTY DEED

Vol. 778 Page 25676

KNOW ALL MEN BY THESE PRESENTS, That James E. Rogers and Cora B. Rogers, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Carol Rogers, a single person

, 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 tract of land situated in that portion of Lot 25, Section 28, Township 35 South, Range 7 East of the Willamette Meridian lying East of the Dalles-California Highway and more particularly described as follows:

Beginning at an iron pin located in the Easterly boundary of the Dalles-California Highway, said point being South 8° 41' East a distance of 1460.73 feet from the iron pipe on the intersection of the North line of Lot 17 and the Easterly boundary of said Highway; thence South 89° 43' East parallel with the North line of Lot 17, a distance of 250 feet to an iron pin; thence South 8° 41' East parallel with said Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 89° 43' West parallel with said North line of Lot 17 a distance of 250 feet to an iron pin on the Easterly boundary of said Highway; thence North 8° 41' West along the Easterly boundary of said Highway, a distance of 200 feet, more or less to the point of beginning, subject to rights of the public in and to any portion of said premises lying within the limits of roads and highways

(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

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 \$ 10.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00~~ (The sentence between the symbols ①, 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 4th day of November, 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, affix corporate seal)

James E. Rogers
Cora B. Rogers

STATE OF OREGON,)
County of Klamath) ss.
Nov. 4th, 1978

STATE OF OREGON, County of Klamath) ss.
Nov. 4th, 1978

Personally appeared James E. Rogers 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

Personally appeared the above named
James E. Rogers
Cora B. Rogers

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

Before me:

(OFFICIAL SEAL) Bonnie M. Reichen

Notary Public for Oregon

My commission expires: 11-20-78

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James E. & Cora B. Rogers
St. Rte. Box 13
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Carol Rogers
2241 Greensprings Dr. #40
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Carol Rogers
2241 Greensprings Dr. #40
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Carol Rogers
2241 Greensprings Dr. #40
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 14th day of November, 1978, at 4:34 o'clock P. M., and recorded in book M78 on page 25676 or as file/reel number 58359.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By: Pamela J. Helich Recording Officer
Deputy

Fee \$3.00