

1-1-74

62644

WARRANTY DEED

Vol. M79 Page 3659

KNOW ALL MEN BY THESE PRESENTS, That FLOYD RODGERS and MARY J. RODGERS, husband and wife,

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

, 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:

All that part of the SE 1/4 SE 1/4 of Section 36, Twp. 38 S., R. 11 1/2 E.W.M., lying South of the State Highway,

ALSO, the SW 1/4 SE 1/4, and all that part of the NW 1/4 of the SE 1/4 lying South of the State Highway, all in Section 36, Twp. 38 S., R. 11 1/2 E.W.M.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record, and those apparent on the land; liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; rights of the public in and to any portion of the herein described premises lying within the limits of any road or highway; MORTGAGE, including the terms and provisions thereof dated July 25, 1966, recorded July 28, 1966, in Mortgage Volume M66 at page 7641, executed by Grantors herein in favor of The Federal Land Bank, which said mortgage GRANTEE assumes and agrees to pay.

(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 above set forth

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 \$ 85,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 99.030.)~~

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 30 day of January, 19 79; 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)

Floyd Rodgers
Mary J. Rodgers

STATE OF OREGON,)
County of Klamath) ss.
January 30, 19 79

Personally appeared the above named FLOYD RODGERS and MARY J. RODGERS, husband and wife,

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

Before me:

OFFICIAL Notary Public for Oregon

My commission expires: 10-21-81

STATE OF OREGON, County of) ss.
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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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Floyd & Mary J. Rodgers

Merrill, Oregon

GRANTOR'S NAME AND ADDRESS

Joan Golden

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joan Golden O'Harra
2300 1/2 S. 6th Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of February, 1979, at 11:50 o'clock A.M., and recorded in book M79 on page 3659 or as file/reel number 62644.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice A. Hirsch Recording Officer Deputy

Fee \$3.00

RECEIVED 11:50 AM
FEB 15 1979