

38-20699-D

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KNOW ALL MEN BY THESE PRESENTS, That MELVIN RODGERS and PATRICIA RODGERS, Husband and wife,

for the consideration hereinafter stated to the grantor paid by RICHARD P. CARD, a single man,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situate in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located South 0° 08' West a distance of 668.25 feet and North 89° 52' West a distance of 30.00 feet from the East $\frac{1}{4}$ corner of said Section 9; thence North 89° 52' West a distance of 436.05 feet to an iron pin; thence South 0° 08' West parallel with the East line of said Section 9 a distance 667.84 feet to an iron pin on the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said section 9; thence South 89° 49' East along the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said section 9 a distance 436.05 feet; thence North 0° 08' East parallel with the East line of said section 9 a distance of 668.21 feet, more or less, to the point of beginning.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land and that grantor will warrant and forever defend the above granted 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 \$ 9500.00. However, the actual consideration consists of by including lot of property of value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 12th day of March February, 19 71; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Melvin Rodgers
Patricia Rodgers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath) ss.
March February 1, 19 71.

Personally appeared the above named Melvin Rodgers and Patricia Rodgers

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

(OFFICIAL SEAL)

Before me:

G. Maass
Notary Public for Oregon

My commission expires: 7-2-74

STATE OF OREGON, County of) ss.
19.

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)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Donna - TA

No.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 3rd day of December, 1979, at 11:58 o'clock AM., and recorded in book 179 on page 27944.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Daniel H. [Signature] Deputy

Fee \$3.50