

1-1-74

81278

## WARRANTY DEED

Vol. 1780 Page 3884

KNOW ALL MEN BY THESE PRESENTS, That JAMES ROGERS and CORA ROGERS  
 husband and wife, \_\_\_\_\_  
 after called to \_\_\_\_\_

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
the grantee, CAROL ROGERS WRIGHT

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 pertaining, situated in the County of \_\_\_\_\_, Klamath \_\_\_\_\_ and State of Oregon described as follows:

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 35 South, Range 7, E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  which lies North a distance of 132 feet from the Southwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence continuing North along said West line a distance of 528 feet to a point; thence East a distance of 330 feet to a point; thence South, parallel with said West line, a distance of 528 feet to a point; thence West a distance of 330 feet to the point of beginning. **ALONG WITH AN EASEMENT** for ingress and egress over and across a 60 foot strip situated in Lots 17 and 24, Section 28, Township 35 South, Range 7, E.W.M., described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.0 feet North from the Southeast corner of said Section 28; thence N. 89°49' W., 649.0 feet; thence N. 8°41' W., 789.0 feet; thence N. 89°43' W., 250.0 feet, more or less, to the Easterly right-of-way line of the Dalles-California Highway; thence N. 8°41' W. along said right-of-way, 30.35 feet to a point; thence S. 89°43' E. a distance of 310.7 feet; thence S. 8°41' E. a distance of 758.65 feet to a point; .....

(Continued)  
(IF SPACE INSUFFICIENT)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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

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. and that  
The true and actual consideration paid for this transfer stated in the above instrument is \$100.00.  
①However, the actual consideration paid for this transfer stated in the above instrument is \$100.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole part of 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 changes shall be implied to make the deed conform to the above.

In Witness Whereof, the grantor has executed this instrument this 26th day of June, 2016.

In Witness Whereof, the grantor has executed this instrument this 25th day of February, 1980;  
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)

STATE OF OREGON, )  
County of Klamath ) ss.  
February 28, 1980

Personally, appeared the above named

James Rogers and Cora Rogers.

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7-19-82

STATE OF OREGON, County of \_\_\_\_\_ ) 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

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:

NAME, ADDRESS, ZIP

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

NAME. ADDRESS. ZIP

STATE OF OREGON.

County of \_\_\_\_\_ } ss  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

at ..... o'clock ..... M., and recorded  
in book/fee/volume No. .... on  
page ..... or as document/fee/file/  
instrument/microfilm No. ....  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_

TITLE

By ..... Deputy

thence S. 89°49' E. a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60.0 feet to the point of beginning.

SUBJECT TO: 1) Reservations contained in Land Status Report recorded October 28, 1958 in Volume 305, page 412, deed records of Klamath County, Oregon.

2) Right of Way, including the terms and provisions thereof, given by James Rogers and Cora Rogers, husband and wife, to The California Oregon Power Company, dated January 26, 1960, recorded May 19, 1960 in Volume 321, page 305, deed records of Klamath County, Oregon.

3) Mortgage, including the terms and provisions thereof, given by James Rogers and Cora Rogers, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans Affairs, dated May 11, 1961, recorded May 15, 1961 in Volume 202, page 242, mortgage records of Klamath County, Oregon, to secure the payment of \$11,050.00, which mortgage the Grantee herein assumes and agrees to pay.

4) Mortgage, including the terms and provisions thereof, given by James Rogers and Cora Rogers, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans Affairs, dated January 14, 1976, recorded January 15, 1976 in Volume M-76, page 714, records of Klamath County, Oregon, which mortgage the Grantee herein assumes and agrees to pay.

5) FURTHER SUBJECT TO THE RESTRICTION that grantee, her heirs and assigns are not to sell or encumber the above described property until after the death of the grantors.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 29th day of February, A.D. 1980 at 9:58 o'clock A.M.,  
publicly recorded in Vol. M80, of Deeds on Page 3884.

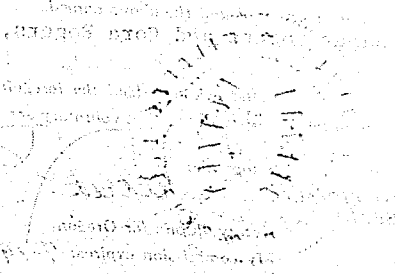
Wm D. MILRE, County Clerk

Fee \$7.00

*Bernice A. Hetsch*

STATE OF OREGON, COUNTY OF KLAMATH

RECORDED



STATE OF OREGON

County of Klamath, Oregon  
I, James Rogers and Cora Rogers, husband and wife, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in the office of the County Clerk of Klamath County, Oregon, on this 29th day of February, A.D. 1980, at 9:58 o'clock A.M., and that the same is a true and correct copy of the original instrument recorded in the office of the County Clerk of Klamath County, Oregon, on this 29th day of February, A.D. 1980, at 9:58 o'clock A.M.