

K-32998

1-1-74

52044

WARRANTY DEED

Vol. 178 Page 5100



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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carol Rogers Wright

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 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 North 89°49' West 649.0 feet; thence North 8°41' West 789.0 feet; thence North 89°43' West 250.0 feet, more or less, to the Easterly right of way line of the Dalles-California Highway; thence North 8°41' West along said right of way 30.35 feet to a point; thence South 89°43' East a distance of 310.7 feet; thence South 8°41' East a distance of 758.65 feet to a point; thence South 89°49' East 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. RESERVING to grantors, their heirs, successors and assigns an easement over said 60 foot strip for ingress and egress to the following described property: Beginning at a point on the East line of said Lot 24 which is North a distance of 1800.0 feet from the Southeast corner of said Section 28; thence North 89°49' West a distance of 649.0 feet to a point; thence South 08°43'54" East a distance of 487.8 feet, more or less, to the Northwest corner of parcel conveyed by James E. Rogers et ux., to Richard S. Horton (continued 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

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 \$ none

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 day of March 14, 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)

James Rogers
Cora Rogers

STATE OF OREGON,)
County of Klamath) ss.
March 14, 1980

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

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

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

, 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:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

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,) ss.
County of)

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book reel, 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

et ux., by Vol. M78, page 18102, Deed Records of Klamath County, Oregon; thence South 89°31'16" East along the North line of last mentioned parcel a distance of 573.57 feet to a ½" iron pin on the East line of said Section 28; thence North along said East line a distance of 480.15 feet, more or less, to the point of beginning; said parcel containing 6.75 acres, more or less.

Subject to easements and rights of way of record and apparent on the land and to mortgage given by James Roger et ux., to State of Oregon, represented and acting by the Director of Veterans Affairs, dated May 11, 1961, recorded May 15, 1961, Vol. 202, page 242, Mortgage records of Klamath County, Oregon, which grantee assumes and agrees to pay; and further subject to mortgage given by James Rogers et ux to State of Oregon represented and acting by the Director of Veterans Affairs, dated January 14, 1976, recorded January 15, 1976, Vol. M76, page 714, Mortgage Records of Klamath County, Oregon, which grantee assumes and agrees to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

is 18th day of March A. D. 1980 at 3:41 o'clock P. M., or

uly recorded in Vol. 1100, of Deeds on Page 5100

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernard J. Hetch