

04-11824 M/T 10417

2408

WARRANTY DEED

JAMES MONROE BUCKNER and ALLISON BUCKNER, husband and wife, Grantors convey and warrant to STEPHEN D. RODGERS and ANN E. RODGERS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Tract 14 of SUNSHINE TRACTS, in Section 1, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
- 2. Taxes for 1981-82, a lien, but not yet due and payable;
- 3. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby. Account No. 162649.
- 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District;
- 5. City Liens, if any, due to the City of Merrill;
- 6. Grant of Right of Way, including the terms and provisions thereof, dated August 31, 1933, and recorded in Volume 101, page 429, Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation, for transmission and distribution of electricity;
- 7. Grant of Right of Way, including the terms and provisions thereof, dated September 8, 1959, and recorded in Volume 316, page 358, Records of Klamath County, Oregon, in favor of The California Oregon Power Company, for pole and wire lines and appurtenances;
- 8. Grant of Easement, including the terms and provisions thereof, dated May 4, 1978 and recorded in Volume M78, page 9282, Microfilm Records of Klamath County, Oregon, in favor of the City of Merrill, for sewer system;
- 9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

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Dated: May 22, 1980, Recorded: May 23, 1980, Volume M80, page 9469, Microfilm Records of Klamath County, Oregon, Amount: \$30,200.00, Grantor: James Monroe Buckner and Allison Buckner, husband and wife, Trustee: William Sisemore, Beneficiary: Klamath First Federal Savings and Loan Association, Re-recorded: August 28, 1980, Volume: M80, page 16397, Microfilm Records of Klamath County, Oregon. Addendum to Deed of Trust, including the terms and provisions thereof, Dated: May 22, 1980, Recorded May 23, 1980, Volume: M80, page 9473, Microfilm Records of Klamath County, Oregon, Re-recorded: August 28, 1980, Volume: M80, page 16402, Microfilm Records of Klamath County, Oregon. The Beneficial interest under said Trust Deed was assigned by instrument, Dated: May 22, 1980, Recorded: May 23, 1980, Volume: M80, page 9474, Microfilm Records of Klamath County, Oregon, to: Housing Division, Department of Commerce, State of Oregon, Re-recorded: August 28, 1980, Volume: M80, page 16404, Microfilm Records of Klamath County, Oregon, which said Trust Deed, Grantees, agree to assume and pay holding Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$38,000.00.

WITNESS Grantors' hands this 23rd day of July, 1981.

JAMES MONROE BUCKNER

ALLISON BUCKNER

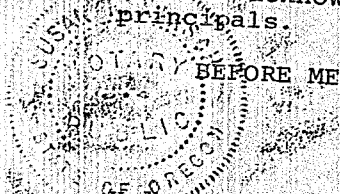
by: James M. Loveland
SUE LOVELAND
His Attorney-in-Fact

by: Allison L. Loveland
SUE LOVELAND
Her Attorney-in-Fact

STATE OF OREGON)
County of Klamath) ss.

Personally appeared SUE LOVELAND who, being duly sworn, did say that she is the attorney-in-fact for JAMES MONROE BUCKNER and ALLISON BUCKNER, husband and wife, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principals.

BEFORE ME:



Susan K. Karsch
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-6-81

Unless a change is requested all future tax statements shall be sent to:

KFFS+L
540 Main

AFTER RECORDING RETURN TO:

KFFS+L
540 Main

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co.
this 23rd day of July A. D. 19 81 at 4:12 o'clock P. M.,
July recorded in Vol. M81 of Deeds on Page 13225.

WARRANTY DEED, PAGE TWO.

By EV LYN BIEHN, County Clerk
Bernhard Karsch