

1-1-74

37581

WARRANTY DEED

Vol. 1884 Page 9711



MELVIN J. RODGERS

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PEGGY PEARSON and JILLINDA PEARSON, as Joint Tenants 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:

The Southerly 46 2/3 feet of Lots 9 and 10, Block 6, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as: Beginning at the Southeasterly corner of the original Lot 10 of said Block 6, including part of Lot 9; thence Northerly along the borderline between the present Lot 55 and Owens Street 46 2/3 feet; thence 70.5 feet; thence Southerly and parallel with Owens Street 46 2/3 feet; thence Easterly at right angle with Owens Street and along the line between Lot 55 and Applegate Avenue 70.5 feet to the point of beginning. Said Lot is located in the Southeast corner of Block 6 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONT'D ON REVERSE)

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 ~~XXXXXX other property or value given or promised with the whole consideration (indicate which) of the sentence between the symbols @, if not applicable, should XXXXX be part of the consideration (indicate which) of the sentence between the symbols @, if not applicable, should XXXXX~~

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 6th day of June, 1984; 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.

*Melvin J. Rodgers*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 6, 19 84.

Personally appeared the above named

Melvin J. Rodgers

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

Before me: *Cynthia M. Stevens*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5/2/88

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_ 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:

Melvin J. Rodgers  
509 North 3rd  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Peggy & Jillinda Pearson  
1806 Kirby Way, Apt. B  
Roseville, CA 95678

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mike Ratliff  
228 North 7th Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Melvin J. Rodgers  
509 North 3rd  
Klamath Falls, OR 97601

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

SPACE RESERVED  
FOR  
RECORDER'S USE

ck  
8.00

SUBJECT TO: A life estate in and to said property by Grantor; and easements, restrictions, reservations, and rights of way of record and those apparent on the land.

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 11th day of June A.D. 19 84  
at 9:37 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00