

1-1-74

37582

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MELVIN J. RODGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY EUGENE FOX

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:

Lots 23 and 24 in Block 22 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

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.

(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 the property of the grantor, which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.050.)

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, 1984

Personally appeared the above named
Melvin J. Rodgers

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

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

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 _____

_____ 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)

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

GRANTOR'S NAME AND ADDRESS

Larry Eugene Fox
Route 5, Box 1058 C
Klamath Falls, OR 97601

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, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of June, 1984, at 9:37 o'clock A.M., and recorded in book/reel/volume No. M84 on page 9713 or as document/fee/file/instrument/microfilm No. 37582, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pam Smith Deputy

Fee: \$4.00