

1-1-74

67583

## WARRANTY DEFECT

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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 ELDON CORDELL RODGERS and JERRY CHARLOTTE RODGERS HERRICK, as Tenants in Common, 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:

The West 201 feet of the South 125 feet of Lot 2, Block 4, SECOND ADDITION TO ALTAMONT ACRES, 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)

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None

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the cooperation of the various departments of the Government.

In construing this deed and where the context so requires, the singular shall include the plural and vice versa.

es shall be implied to make the provisions hereof apply equally to corporations and 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.

(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 Sir:

(OFFICIAL SEAL) *Arthur M. Owens*

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

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:

**Before me:**

**Notary Public for Oregon**

My commission expires:

(OFFICIAL  
SEAL)

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

Eldon Rodgers & Jerry Herrick  
5609 Schiesel  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mike Ratliff  
228 North 7th Street  
Klamath Falls, OR 97601

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

STATE OF OREGON,  
County of Klamath

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 9714 or as document fee/file/instrument/microfilm No. 37583, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$4.00