

1-1-74

41713

WARRANTY DEED

Vol. 148 Page 16828

KNOW ALL MEN BY THESE PRESENTS, That RODGER D. HILGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARYL MC ROBERTS and JEANNE L. MC ROBERTS, husband and wife, 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 East ½ of Tract 117, of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. 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.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

- CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(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 except as stated above and on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$24,000.00

~~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 ©, 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 10th day of January, 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.

Rodger D. Hilgers
RODGER D. HILGERS

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 10, 1980

STATE OF OREGON, County of) ss.
January 10, 1980

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 be-

half 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)

Personally appeared the above named
RODGER D. HILGERS

and acknowledged the foregoing instru-
ment to be HIS voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/82

Notary Public for Oregon

My commission expires:

Mr. Rodger D. Hilgers
3325 Laverne Ave.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. Daryl McRoberts and Jeanne L.
1484 Hightcrest Dr.
Medford, OR 97501

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

88001
- CONTINUED FROM THE REVERSE SIDE OF THIS DEED -

16823

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Restrictions and easements as contained in instrument recorded April 19, 1943, in Volume 154, page 475, Klamath County, Oregon, Deed Records.
6. Real Estate Contract, including the terms and provisions thereof,
Dated: November 12, 1976
Recorded: November 16, 1976
Volume: M76, page 18212, Microfilm Records of Klamath County, Oregon
Vendor: Marguerite Lobdell
Vendee: Rodger D. Hilgers and Kristie L. Hilgers

Note: The interest of Kristie L. Hilgers was awarded to Rodger D. Hilgers per Decree of Dissolution, File No. 79-483E.

7. A Rental Agreement by and between Marguerite Lobdell, and Rodger D. Hilgers and Kristie L. Hilgers, recorded December 28, 1979 in Volume M79, page 29731, Microfilm Records of Klamath County, Oregon.

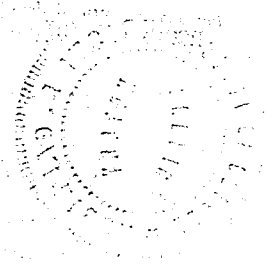
STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

this 28 day of Sept. A.D. 19 84 at 3:45 clock P.M., and
duly recorded in Vol. M84 of Deeds on Page 16828

EVELYN BIENN, County Clerk
By *[Signature]*

Fee: \$8.00



NOTED FOR STATE

RECORDED FOR STATE
I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 28th day of September, 1984, at 3:45 P.M., and is duly recorded in Volume M84 of Deeds on Page 16828.
Witness my hand and seal of office this 28th day of September, 1984.
Evelyn Bienn, County Clerk
By *[Signature]*
Deputy