

51854

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Carol Rogers Wright

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James E. Rogers and Cora B. Rogers, 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:

A 60 foot strip of land situated in Lots 17 and 24, Section 28, Township 35 South, Range 7 EWM, described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.00 feet North from the Southeast corner of said Section 28; thence North 89°49' West 649.0 feet; thence North 8°41' West 789.0 feet; thence South 89°43' East a distance of 60.7 feet; thence South 8°41' East a distance of 758.65 feet to a point; thence South 89°49' East a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60.0 feet to the point of beginning. RESERVING to grantors, their heirs, successors and assigns an easement over and across said strip of land for ingress and egress.

(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
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~not so stated in this instrument.~~ (The sentence between the symbols ①, 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 7th day of August, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Carol R. Wright
Carol Rogers Wright

STATE OF OREGON,
County of Klamath } ss.
August 7, 1985

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named
Carol Rogers Wright

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 acknowledged the foregoing instrument to be her _____ voluntary act and deed.
Before me:
[Signature]
Notary Public for Oregon
My commission expires: 6-21-88

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:

(If executed by a corporation, affix corporate seal)

Carol R. Wright
HC 30 Box 10G
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

James & Cora Rogers
HC 30 Box 13
Chiloquin, Or 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
James & Cora Rogers
HC 30 Box 13
Chiloquin, OR 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
James & Cora Rogers
HC 30 Box 13
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 7th day of August, 1985 at 12:19 o'clock P.M., and recorded in book/reel/volume No. M85 on page 12481 or as fee/file/instrument/microfilm/reception No. 51854, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee \$5.00