

OA

58232

WARRANTY DEED

Vol. 1480 Page 2650

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Veiga & Carol J. Veiga, husband and wife, and Raymond R. Patscheck & Jean E. Patscheck, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis G. Rogers and Carol A. 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:

The West ½ of the North East ¼ of the North West ¼ of the South East ¼ of Section 13, Township 35, South Range 12 East Willamette Meridian, consisting of five acres more or less. Excluding there from the Southern 25 feet as an easement 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

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 \$ 1,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 31 day of January, 1986; 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.

STATE OF California ) ss.  
County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_

\_\_\_\_\_ and 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)

(If executed by a corporation, affix corporate seal)

Fred W. Veiga et al  
640 N. Tustin Ave., Ste. 105  
Santa Ana, Cal. 92705

GRANTOR'S NAME AND ADDRESS

Dennis G. & Carol A. Rogers  
Rte. 2, Box 167F  
Marshfield, Mo. 65706

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Dennis G. & Carol A. Rogers  
Rte. 2, Box 167F  
Marshfield, Mo. 65706

NAME, ADDRESS, ZIP

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

Dennis G. & Carol A. Rogers  
Rte. 2, Box 167F  
Marshfield, Mo. 65706

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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 fee/file/instrument/microfilm/reception 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

206 FEB 12 1986

2651  
28538  
WARRANTY DEED  
2650  
THE STATE OF CALIFORNIA  
COUNTY OF ORANGE  
On February 7, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond R. Patscheck and Jean E. Patscheck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same. My hand and official seal.

STATE OF CALIFORNIA } SS.  
COUNTY OF Orange }  
On February 7, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond R. Patscheck and Jean E. Patscheck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same. My hand and official seal.

Barbara Gail Smith  
Form No. OCT-11a Signature of Notary

OFFICIAL SEAL  
BARBARA GAIL SMITH  
Notary Public California  
Principal Office In  
Orange County  
My Comm. Exp. Aug. 12, 1989  
(This area for official notarial seal)

STATE OF CALIFORNIA } SS.  
COUNTY OF Orange }  
On February 7, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Fred W. Veiga and Carol J. Veiga, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same. My hand and official seal.

Barbara Gail Smith  
Form No. OCT-11a Signature of Notary

OFFICIAL SEAL  
BARBARA GAIL SMITH  
Notary Public California  
Principal Office In  
Orange County  
My Comm. Exp. Aug. 12, 1989  
(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of the 12th day of February A.D., 19 86 at 2:22 o'clock P. M., and duly recorded in Vol. M86 of Deeds on Page 2650.  
FEE \$9.00  
Evelyn Biehm, County Clerk  
By [Signature]

STATE OF OREGON  
County of Klamath  
Recorded in Book 126, Page 2650  
This instrument was recorded in the office of the County Clerk of Klamath County, Oregon, on the 12th day of February, 1986, at 2:22 o'clock P. M., and duly recorded in Vol. M86 of Deeds on Page 2650.  
By [Signature]

STATE OF OREGON  
County of Klamath  
Recorded in Book 126, Page 2650  
This instrument was recorded in the office of the County Clerk of Klamath County, Oregon, on the 12th day of February, 1986, at 2:22 o'clock P. M., and duly recorded in Vol. M86 of Deeds on Page 2650.  
By [Signature]