

73484

WARRANTY DEED

M 72-17911-K

PHILIP C. DIMICK

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KENNETH E. RODGERS

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 following described real property is situated in Klamath County, Oregon, being more particularly described as follows: A portion of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows: Beginning at a point on the Westerly right of way boundary of the Old Dalles-California Highway, which point bears South 568.2 feet and West 793.5 feet from the quarter corner common to Section 31, Township 34 South, Range 7 East and Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence West 400.0 feet, more or less, to the mean water line (shore line) of Agency Lake (Upper Klamath Lake); thence following along said mean water line, North 2927' West, a distance of 215.2 feet; thence East 410.0 feet, more or less, to the Westerly right of way boundary of the aforesaid old Dalles-California Highway; thence South 013' West along the above said highway right of way boundary, a distance of 215.0 feet, more or less, to the point of beginning. This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.

Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record and 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 \$ 35,000.00

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 13th day of April, 1987; 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

April 13, 1987

Personally appeared the above named

PHILIP C. DIMICK

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

Philip C. Dimick

St. Rt. Box 132
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Kenneth E. Rodgers

2822 Tahitian Ave.
Medford, OR 97504
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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Personally appeared

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of April, 1987, at 9:30 o'clock A. M., and recorded in book M87 on page 6344 or as file/reel number 73484. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By *Ann Smith* Deputy