

CK 75675

WARRANTY DEED

Vol. M87

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KNOW ALL MEN BY THESE PRESENTS, That Mac I. Bryan

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

Maryann Rodgers, 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: Tracts 31, 32, 33 and the N $\frac{1}{2}$ of Tract 34 "Ankeny Garden Tracts", according to the official plat thereof on file in the Klamath County Clerk's office, Klamath County, Oregon, EXCEPTING THEREFROM That portion of Tract 31 and 32 of "Ankeny Garden Tracts", described as follows:

Beginning at the northwest corner of said Tract 31; thence N. 89°15' 54" E., 197.62 feet along the north line of said Tract 31; thence S. 00°01'03" E., 234.22 feet parallel with the west line of said Tract 31 and 32; thence S. 89°15'54" W., 197.62 feet parallel with the North line of said Tract 31, to a point on the West line of said Tract 32; thence N. 00°01'03" W., 234.22 feet along the West line of said Tracts 31 and 32, to the point of beginning.

Also excepting therefrom those portions of the irrigation lateral right of ways lying within the above described tracts, conveyed to the United States of America by deed volume 29 page 277.

RESERVING UNTO THE GRANTOR HEREIN, A LIFE ESTATE IN ABOVE DESCRIBED PROPERTY.

(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 those of record or those apparent on the land.

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 \$..... gift.
~~However, if the actual consideration consists of or includes other property or value given or promised which is part of the 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 12th day of June, 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.

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.

Mac I. Bryan
Mac I. Bryan

STATE OF OREGON, }
County of Klamath } ss.
June 12th, 1987.

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

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 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)

(OFFICIAL SEAL)

Before me: *Trudie Durant*

Notary Public for Oregon

My commission expires: 9/30/89

Notary **TRUDIE DURANT**
NOTARY PUBLIC - OREGON

My Commission Expires

(If executed by a corporation, affix corporate seal)

Mac I. Bryan

GRANTOR'S NAME AND ADDRESS

Maryann Rodgers

GRANTEE'S NAME AND ADDRESS

Maryann Rodgers

6444 Redans St.

Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

(After recording return to)

Maryann Rodgers

6444 Redans St.

Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of June, 1987, at 3:16 o'clock P.M., and recorded in book/reel/volume No. M87 on page 10245 or as fee/file/instrument/microfilm/reception No. 75675, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By *R. A. Smith* Deputy

Fee: \$10.00