

78467

MTC-12500P

WARRANTY DEED

Vol M87

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KNOW ALL MEN BY THESE PRESENTS, That TED L. ROGERS & PATRICIA A. BENNETT, who

acquired title as Patricia A. Rogers
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS S. BIVENS
 & DEBORAH M. EIVENS, husband and wife
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 in Block 10, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the
 official plat thereof on file in the office of the County Clerk of Klamath
 County, Oregon.



MOUNTAIN TITLE COMPANY

"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
 those of record and 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 \$ 54,000.00

the whole of the consideration indicated in this deed, and the grantor hereby certifies that the same is the true and actual consideration paid for this transfer, and that the same is the true and actual consideration paid for this transfer, and that the same is the true and actual consideration paid for this transfer.

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 21st day of August, 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

8/21, 1987

Personally appeared the above named
 Ted L. Rogers & Patricia A. Bennett

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

Before me:
 Notary Public for Oregon
 My commission expires: 8/16/88

TED L. ROGERS & PATRICIA A. BENNETT

STATE OF OREGON, County of

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

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:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
 ment was received for record on the
 24th day of August, 1987,
 at 4:20 o'clock P.M., and recorded
 in book M87 on page 15237 or as
 file/reel number 78467,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

By *Ann Smith* Recording Officer
 Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY