

OK

79990

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jerry L. Rodgers and Judy L. Rodgers, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ABS Financial Management Contract rs. Co., LTD, 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: Lots 1, 2, and 3 in Block 43 of MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Saving and excepting the following described portion:

A tract of land 10 feet by 20 feet in size off the Southerly corner of Lot 1, Block 43, City of Malin, being 10 feet frontage on 4th Street by 20 feet on the alley through said Block 43, being further described as beginning at the Southeast corner of said Lot 1; thence North along 4th Street 10 feet; thence West 20 feet; thence South 10 feet; thence East 20 feet, in Klamath County, Oregon.

(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 as same or assumed by contractual obligation of grantee

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 \$65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of September, 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.

STATE OF OREGON,

County of Klamath

September 30, 1987

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

_____ 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)

Notary Public for Oregon

My commission expires: _____

(If executed by a corporation, affix corporate seal)

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-20-1988

Jerry L. & Judy L. Rodgers
2240 Railroad Ave.
Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

ABS Financial Management Contractors
Co., LTD, 3675 Erin Dr., Sparks,
Nevada 89431

GRANTEE'S NAME AND ADDRESS

After recording return to:
ABS Financial Management Contractors
3675 Erin Drive
Sparks, Nevada 89431

NAME, ADDRESS, ZIP

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

ABS Financial Management Contractors
3675 Erin Drive
Sparks, Nevada 89431

NAME, ADDRESS, ZIP

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 1st day of October, 1987, at 11:45 o'clock A.M., and recorded in book/reel/volume No. M87 on page 17863 or as fee/file/instrument/microfilm/reception No. 79990, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. Smith Deputy

Fee: \$10.00

Cert. Copy \$1.00