

WARRANTY DEED

1-1-74

84038

MTC 1396-1324

KNOW ALL MEN BY THESE PRESENTS, That Marvin W. Jones and Golda J. Jones, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Rodgers and Mary Ann Rodgers, 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:

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 9, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located South 0°08' West a distance of 668.25 feet, North 89°52' West a distance of 792.30 feet, and South 0°08' West a distance of 333.85 feet from the East  $\frac{1}{4}$  corner of said Section 9; thence South 0°08' West parallel with the East line of said Section 9 a distance of 333.71 feet to an iron pin on the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 9; thence South 89°49' East along the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 9 a distance of 326.25 feet to an iron pin; thence North 0°08' East parallel with the East line of said Section 9 a distance of 333.99 feet to an iron pin; thence North 89°52' West a distance of 326.25 feet, more or less, to the point of

(CONTINUED ON REVERSE) 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

1. Acreage and use limitations under provisions of United States and that (CONTINUED ON REVERSE) 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 \$6,500.00.  
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 @, 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 July, 1974; 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 } ss.  
July 31, 1974

Personally appeared the above named Marvin W. Jones and Golda J. Jones, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires July 26, 1975

Marvin W. Jones & Golda J. Jones

GRANTOR'S NAME AND ADDRESS  
James L. Rodgers & Mary Ann Rodgers  
Rt. 1 Box 657W  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
James L. & Mary Ann Rodgers  
Rt. 1 Box 657W  
Klamath Falls, OR 97603

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 \_\_\_\_\_ ) 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 \_\_\_\_\_

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 \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SECRET

1589

2. Grant of Right of Way for Transmission lines executed by Roy F. Kinsman to The Pacific Telephone and Telegraph Company, a California corporation, dated May 14, 1942, recorded August 1, 1942, on page 41 of Volume 149 of Deed records of Klamath County, Oregon.

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Section 3 a distance of 335.5 feet, more or less, to the point of  
 line chance North 0°08' East parallel with the line of said  
 of the North 0°08' East parallel with the line of said  
 a distance of 120.25 feet to an iron  
 line chance North 0°08' East parallel with the line of said  
 West a distance of 335.5 feet from the East  
 North 89°52' East a distance of 107.30 feet, and South 0°08'

Filed for record at request of Mountain Title Company  
of February A.D., 19 88 at 3:28 o'clock P.M., and duly recorded in Vol. M88 day  
of Needs

on Page 1588 and duly recorded in Vol. M88  
Evelyn Biehn, \_\_\_\_\_  
By RAM County Clerk Smith

[illegible]