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MTC 19374-P

WARRANTY DEED

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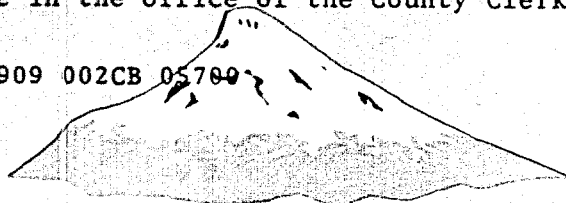
4240

KNOW ALL MEN BY THESE PRESENTS, That SOUTH VALLEY STATE BANK, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. RODGERS & 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:

Lots 15 and 16, Block 10, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002CB 05700



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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 28,500.00. ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 28,500.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 28,500.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 28,500.00.~~ 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 24 day of March, 1988; 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.

South Valley State Bank

by: Allan Craigmiles, President

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

STATE OF OREGON, County of _____ KLAMATH) ss.
March 24, 1988.

Personally appeared _____ and
Allan Craigmiles _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the
president and _____ of South

Valley State Bank

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:

Notary Public for Oregon

My commission expires: 2-2-91

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

South Valley State Bank
5215 South 6th
Klamath Falls, OR 97603

Rodgers Box 6570
Klamath Falls, OR 97603

After recording return to:

Rodgers

above

NAME, ADDRESS, ZIP

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

Rodgers

above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of March, 1988, at 3:14 o'clock P.M., and recorded in book M88 on page 4240 or as file/reel number 85619, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pat Smith Deputy

Fee: \$10.00