

OK

90348

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELLEN BALLARD AND ROGER N. RODGERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH COUNTY, 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 being a portion of Lot 24 Block 1 of First Addition to Altamont Acres, also being in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24 at the intersection of the Altamont Drive and Cannon Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Southwesterly to a point on the North right-of-way line of Cannon Avenue 60.00 feet Westerly of the Southeast corner of said Lot 24 (point of beginning); thence Easterly 60.00 feet to the point of beginning, containing 300 square feet, more or less.

(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

Subject to easements and rights of way of record and apparent on the land.

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 300.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 1st day of July, 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.

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.

ELLEN BALLARD

ROGER N. RODGERS

State of California

County of Fresno

On this the 1st day of July, 1988, before me,

Elizabeth S. Woodley

Notary's Name (typed or printed)
the undersigned Notary Public, personally appeared

Ellen Ballard

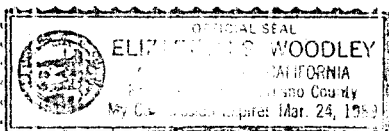
☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it.

WITNESS my hand and official seal.

(This area for official notarial seal)

Notary's Signature



GENERAL ACKNOWLEDGMENT FORM SV0715 6-82

After recording return to:

GRANTEE'S NAME AND ADDRESS

Merilyn - Quinn - Dept
Veterans - Bldg
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

at 1 o'clock PM, and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. , Record of Deeds of said county.

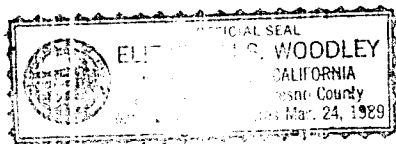
Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

State of California }
County of Fresno } ss.



On this the 1st day of July 1988, before me,

Elizabeth S. Woodley
Notary's Name (typed or printed)
the undersigned Notary Public, personally appeared

Roger N. Rogers

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that he executed it.
WITNESS my hand and official seal.

(This area for official notarial seal)

Elizabeth S. Woodley
Notary's Signature

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 15th day
of Aug. A.D., 19 88 at 10:28 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 13151

Evelyn Biehn, County Clerk
By Pauline Macdonald

FEE none