

2198

KNOW ALL MEN BY THESE PRESENTS, That John A. Riggs & Kristine A. Riggs
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Todd
Hoggarth & Karen E. Hoggarth, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the teneiments, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southerly 100 feet of the E 1/4 of SW 1/4 of NE 1/4 of Section 35, Township 38
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,
EXCEPTING THEREFROM the East 20 feet and ALSO EXCEPTING THEREFROM a strip
of land 25 feet wide off the West side thereof for roadway purposes.

Tax Account No 3809 035 AC 00600

"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 and the above granted premises, free from all encumbrances except covenants,
conditions, restrictions, easements, those of record and apparent to the land and that
as of the date of this deed
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 \$ 60,000.00.
~~Having the actual consideration in this deed stated in terms of dollars, the grantor hereby covenants to and with the grantee that the 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.~~
See ORS 92.030.)

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 29th day of June, 1989 ;
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.

John A. Riggs
Kristine A. Riggs

STATE OF OREGON,
County of Klamath ss.
June 29 1989

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

Personally appeared the above named
John A. Riggs & Kristine A. Riggs

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 _____, 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.

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

Before me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

BEFORE ME
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 8-31-91

John A. & Kristine A. Riggs	
c/o KITT	
GRANTOR'S NAME AND ADDRESS	
Richard Todd & Karen E. Hoggarth	
891 Kane Street	
Klamath Falls, Oregon 97603	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
KLAMATH FIRST FEDERAL S&LA	
2943 SOUTH SIXTH STREET	
KLAMATH FALLS, OREGON 97603	
KLAMATH FIRST FEDERAL S&LA	
2943 SOUTH SIXTH STREET	
KLAMATH FALLS, OREGON 97603	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 30th
day of June, 1989,
at 4:38 o'clock P.M., and recorded
in book M89 on page 11951 or as
file/reel number 2198.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
D. Pauline Mueselars Deputy

Fee \$8.00