

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. RODGERS & MARY ANN RODGERS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE A. ROLLINS & DIANA L. ROLLINS, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 88 feet of Lot 6, Block 23, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-29AD-3600

Subject to: Liens and encumbrances of record, including taxes for the fiscal years 1986-87 1987-88, 1988-89 and 1989-90, which buyer agrees to assume and pay, and existing Real Estate Contract recorded in Volume M83, page 21719 which buyer agrees to assume and pay. "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 those of record and apparent upon the land, if any, 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 \$25,000.00

However, the actual consideration consists of the net proceeds of the sale of the property described in this instrument, less the cost of the recording of this instrument and the cost of the recording of the deed, which net proceeds should be delivered to the grantee.

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 23rd day of January, 1990; 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.

James L. Rodgers (Signature)

James L. Rodgers

Mary Ann Rodgers (Signature)

Mary Ann Rodgers

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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.

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

STATE OF OREGON, County of Klamath ) ss. 1/23, 1990

Personally appeared the above named James L. Rodgers & Mary Ann Rodgers

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

Notary Public Seal for Pamela J. Spencer, Notary Public for Oregon, My Commission Expires 8/16/92

James L. & Mary Ann Rodgers 18020 Hill Rd Klamath Falls OR 97603 GRANTOR'S NAME AND ADDRESS

Dale A. Rollins & Diana L. Rollins 1405 Shelley St Klamath Falls OR 97601 GRANTEE'S NAME AND ADDRESS

After recording return to: Dale A. Rollins & Diana L. Rollins 1405 Shelley St Klamath Falls OR 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Dale A. Rollins & Diana L. Rollins 1405 Shelley St Klamath Falls OR 97601 NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 23rd day of Jan, 1990, at 2:48 o'clock P.M., and recorded in book M90 on page 1592 or as file/reel number 10532, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer B. Courne Mueller Deputy

Fee \$28.00

90 JAN 23 PM 2 48

MOUNTAIN TITLE COMPANY

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