MOUNTAIN TITLE COMPANY

230[illegible]

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOUIS L. OTERO AND TERESITA M. OTERO, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS B. ROGERS, 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:

Lot 16 of MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 43-3909-01BB-2800
Assessors Key No. 507017

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 and the above granted premises, free from all encumbrances EXCEPT THOSE OF RECORD AND APPARENT TO THE LAND 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 $ 64,500.00.

[illegible] (indicate which) [illegible] 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 15th day of October, 19 90; 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.

Louis L. Otero

Teresita M. Otero

STATE OF OREGON, County of Klamath) ss.
October 15, 19 90

Personally appeared the above named Louis L. Otero and Teresita M. Otero and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [illegible]
Notary Public for Oregon
My commission expires: 8-27-91

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 ____, by _____, _____ president, and by _____, _____ secretary of _____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires:

Louis L. Otero
Teresita M. Otero
c/o Klamath First Federal
GRANTEE'S NAME AND ADDRESS

Thomas B. Rogers
Nell A. Rogers
1910 Alva Street KFO 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
433 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of Oct., 19 90, at 4:29 o'clock P.M., and recorded in book M90 on page 20823 or as file/reel number 21489, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Neilendale Deputy

Fee $28.00

MOUNTAIN TITLE COMPANY