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WARRANTY DEED

Vol. <u>mgd</u> Page 24089

and that

**WOUNTAINING CONTRACTION** 

313 MTC #24716-DN WA KNOW ALL MEN BY THESE PRESENTS, That James R. Trnka

MOUNTAIN THELE COMPANY

Melvin G. Rogers and Lois Karen Rogers, 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, 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:

Lot 16, Block 13, HOT SPRINGS 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.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use a 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 ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, 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 \$ 25,000.00 XFISWERRY, TRAXIMENT KARAMENT KARAMEN

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  $3^{TH}$  day of becember, 19 90;

그 승규가 하는 것 같아요. 그 것 같아요. 그는 것 같아요. 가지 않는 것 같아요. 가지 않는 것 같아요.	Notamee of proto
THE OF ORCON	James R. Trnka
STATE OF OREGON, )	
County of MULTNOWAH ) ss.	
DECEMBER: 3, 1990.	그는 경험을 가지만 한 것을 가지 않는 것을 하는 것이 없는 것이 없다.
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James R. Trnka	전 승규는 <u>사람은 경험 가격 것이 있는 것이 있는 것이 가지 않는 것이 있다. 이 가</u> 한 것이다
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Decision Willie The	
Before me:	STATE OF OREGON, County of) ss.
Mat Philip for Owners	The foregoing instrument was acknowledged before me this
Notary Public for Oregon	, 19, by, president, and by, secretary of
My commission expires 8/20123	president, and by,
	secretary of
1/ the last	
1 10m Acres	a corporation, on behalf of the corporation.
DAVID & CHITSTENSEN	
NOTARY FORLIC ONCOM	Notary Public for Oregon
My Commission Expires Stellag	My commission expires: (SEAL)
my constitucion LA Tres	
James R. Trnka	STATE OF OREGON,
	SS.
4422 SE 57th	County of Klamath
Portland, OR 97206 GRANIORS NAME AND ADDRESS	
URANIURS MANL AND ADDALL	I certify that the within instrument was
Melvin G. Rogers & Lois Karen Rogers	received for record on the <u>4th</u>
2221 Madison St	day of, 19_90,
KLOW MOUTH FOULS OK 97603	at 4:19 o'clock P.M., and recorded
GRANTEE'S NAME AND ADDRESS	SPACE RESERVED in book <u>M90</u> on page <u>24089</u> or as
After recording return an	file/reel number 23313
Melvin G. Rogers & Lois Karen Rogers	RECORDER'S USE Record of Deeds of said county.
2221 Maclison Street	Witness my hand and seal of County
KLALMAULL FOULS OF 97603	affixed.
	<u> 그는 이 것은 것을 것 같은 것을 했다. 것은 이 가지 않는 것 같은 것을 하는 것</u> 이다.
Unit a change is requested all tax statements shall be sent to the following akiress.	Evelyn Biehn, County Clerk
Melvin G. Rogers & Lois Karen Rogers	
2221 Machon Street	Recording Officer By Qourse Muilandase Deputy
Klamath Falls OR 97603	By Louise Thullendare Deputy
NAME, ADDRESS, ZIP	Fee \$28.00
THE REPORT OF A DESCRIPTION OF A	