

KNOW ALL MEN BY THESE PRESENTS, That
Deborah L. Rodgers'

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Carolyn Maggiora

, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 ALL THOSE OF RECORD AND THOSE 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 \$ 12,500.00. However, the actual consideration consists of or includes other property or value given in payment of which the whole or part of the consideration is included. The same shall be the subject of a separate deed to be recorded with this deed. (See GRS 91030.)

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 14th day of January, 19 91; 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.

Deborah L. Rodgers

Deborah L. Rodgers

STATE OF OREGON,)
County of Klamath) ss.
January 14, 19 91

Personally appeared the above named
Deborah L. Rodgers

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 1/30/94

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 _____

My commission expires: _____ (SEAL)

Deborah L. Rodgers

9009 Hwy 39

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Carolyn Maggiora

2432 Orchard

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SINCE RESERVED

FOR

RECORDER'S USE

Recording Officer

By _____ Deputy

1000

Order No: 24860-DN

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 21, Block 125, MILLS ADDITIONS TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence Easterly along the street line 3.3 feet to the true point of beginning of this description, being also the corner of Lot deeded to E. M. Chilcote and D. M. Smith by deed recorded in book 133 at page 13; thence to the right at an angle of 70 degrees 8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, 16.7 feet, more or less, to the most Southerly corner of tract deeded to Duvall KcKinney, et ux., by deed recorded in said Record Book 128 at page 519; thence Northerly along the Easterly line of said last mentioned tract 38.3 feet to a point; thence Northwesterly along the said East line of last mentioned tract 36.4 feet to the Southerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said Block 125, Mills Addition.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated November 21, 1983, recorded November 23, 1983, in Volume M83, page 20099, Microfilm Records of Klamath County, Oregon wherein Rollin K. Eudaily and Arlyce M. Eudaily are the Beneficiaries. The above Grantees DO NOT agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Jan. A.D., 19 91 at 3:03 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 999.

FEE \$33.00

Evelyn Biehn County Clerk

By Quelina Nielsen