

27229 MTC NO: 24938-K

WARRANTY DEED

Vol. 991 Page 5091

KNOW ALL MEN BY THESE PRESENTS, That
LAURENCE R. CLARK and FRANCES E. CLARK, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARTY L. RODGERS and NANETTE M. FISHER-RODGERS, husband and wife
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 apparent upon the land, if any, as 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 \$ 39,900.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (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 20th day of March, 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.

STATE OF OREGON,
County of Klamath ss.
3/20, 19 91.

Laurence R. Clark
LAURENCE R. CLARK
Frances E. Clark
FRANCES E. CLARK

Personally appeared the above named
LAURENCE R. CLARK
FRANCES E. CLARK

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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
My commission expires: _____ (SEAL)

LAURENCE R. CLARK and FRANCES E. CLARK
2009 GARDEN
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS
MARTY L. RODGERS and NANETTE M. FISHER-RODGERS
89 DELFATTI LN.
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

MARTY L. RODGERS and NANETTE M. FISHER-RODGERS
89 DELFATTI LN.
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP
MARTY L. RODGERS and NANETTE M. FISHER-RODGERS
89 DELFATTI LN.
KLAMATH FALLS, OR 97603
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.

By _____ Recording Officer
Deputy

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EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situated in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West, 827.1 feet, more or less, and running thence North 89 degrees 42 1/2' East 344.87 feet along said section line to the true point of beginning of this description; thence North 36 degrees 49 1/2' East 163.03 feet, more or less, to a point in a line parallel with and 130.00 feet distant at right angles Northerly from said section line; thence North 89 degrees 42 1/2' East along said parallel line 74.32 feet; thence South 0 degrees 17 1/2' East 130.00 feet, more or less, to a point in the said section line; thence South 89 degrees 42 1/2' West along said section line 172.70 feet, more or less, to the said point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of March A.D., 19 91 at 2:22 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 5091.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullender