

28527

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

DARLETH M. RODGERS formerly known as DARLETH M. STROHMAN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARDO N. DUQUE and RAMONA E. DUQUE, 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:

Lots 5, 6, and 7 in Block 4, of MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH 1973 MARLE HT Mobile Home, Oregon License #X151992 which is situate on the real property described herein. SUBJECT TO: Mortgage recorded on 11/10/78 in Volume M78, page 25331, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, as Beneficiary, which the Grantees named herein do not agree to assume nor pay and the Grantor named herein agrees to hold the Grantees harmless therefrom.

"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 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 \$ 24,500.00. 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 23rd day of April, 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.
April 23, 19 91

Personally appeared the above named
DARLETH M. RODGERS

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

Kristin L. Kedd
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 _____ (SEAL)
My commission expires: _____

DARLETH M. RODGERS

P.O. Box 27

Midland, OR 97634

GRANTOR'S NAME AND ADDRESS

LEONARDO N. DUQUE & RAMONA E. DUQUE

P.O. Box 26

Beatty, OR 97621

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 Klamath

I certify that the within instrument was received for record on the 24th day of April, 19 91, at 10:07 o'clock A M., and recorded in book M91 on page 7500 or as file/reel number 28527.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

By Bernetha Shick Recording Officer

Deputy

Fee \$28.00