

35296

WARRANTY DEED

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13244

KNOW ALL MEN BY THESE PRESENTS, That JACK H. BEARSS, as to an undivided 1/2 interest and ERNEST H. BEARSS, as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. F. RODGERS & SONS, an Oregon Partnership, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of the Southeast one quarter (SE 1/4) Sec. 33, Twp. 39 S., R. 11 1/2 E.W.M. which point is on the center line of the Poe Valley Market road; thence North 89° 54' East along the North line of the Southeast one quarter of said Section 33, a distance of 1258.3 feet more or less to the center line of the U.S.R.S. No. 21A drain; thence South 57° 57' West along the center line of said drain and along the center line of said drain extended, to the West line of the Southeast one-quarter of said Sec. 33, which point is on the center line of said Poe Valley Market road at a distance of 791 feet more or less from the point of beginning; thence North 791 feet along the center line of said Market Road to the point of beginning, being a portion of the NW 1/4 SE 1/4 of Sec. 33, Twp. 39 S., R. 11 1/2 E.W.M.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

(If space insufficient, continue description on reverse side)

And said grantor 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 \$12,000.00

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 26 day of March, 1984.

(If executed by a corporation, after corporate seal)

STATE OF OREGON,
County of Clackamas } ss.
March 19 84

ERNEST H. BEARSS
JACK H. BEARSS

Personally appeared _____, who, being duly sworn, acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires: 5-19-85

OTARY
Notary Public for Oregon
My commission expires: 5-19-85

Voluntary act and deed.

Notary Public for Oregon
My commission expires: 5-19-85

JACK H. Bearss and Ernest H. Bearss
P.O. Box 612
Oregon House, CA 95962
GRANTOR'S NAME AND ADDRESS

I. F. Rodgers & Sons, an Oregon Partnership
Rt. 2 Box 752
Klamath Falls, OR 97603
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.

STATE OF OREGON,
County of _____ } ss.
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 _____ of 23 file/rec'd number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDING USE

TE OF OREGON; COUNTY OF KLAMATH: ss.

for record at request of April A.D. 19 94 at 1:41 o'clock P M., and duly recorded in Vol. 1184 Page 5711 day of April 1984

\$10.00
Page # 13244 BAD Copy!!!!
on Page 13243
Evelyn Biehn
By Annette Mueller County Clerk