



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042456  
AFTER RECORDING RETURN TO:

Mr. and Mrs. Rhett Rodgers  
2035 Darrow Avenue  
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

KENNETH S. DUGAN, hereinafter called GRANTOR(S), convey(s) to  
RHETT RODGERS and SUE RODGERS, husband and wife, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 607 in Block 103, MILLS ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AC, Tax Lot 14800

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except:

1) Covenants, conditions, restrictions, reservations, rights,  
rights of way and easements of record, if any, and apparent  
upon the land.

2) Judgment, recorded July 20, 1992, in Book M-92, Page 16023,  
which the Grantees herein DO NOT agree to assume and pay and  
Grantor hereby holds Grantees harmless therefrom.,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$36,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

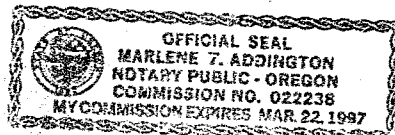
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of November, 1994.

*Kenneth S. Dugan*  
KENNETH S. DUGAN

STATE OF OREGON )  
 ) ss.  
County of Klamath )

The foregoing instrument was acknowledged before me this 2nd  
day of November, 1994, by KENNETH S. DUGAN.

Before me: *Marlene Z. Addington*  
Notary Public for Oregon  
My Commission Expires: 3-22-97



34142

34142 00615

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day  
of Nov A.D., 19 94 at 3:55 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 34142.

FEE \$35.00

Evelyn Biehn County Clerk

By Muske Muskendor

THIS INSTRUMENT BEING FIRST FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 3RD DAY OF NOVEMBER, 1994, AT 3:55 P.M., AND DULY RECORDED IN VOLUME M94, PAGE 34142.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 3RD DAY OF NOVEMBER, 1994.

ATTEST: I, CLERK OF THE COUNTY OF KLAMATH, OREGON, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 3RD DAY OF NOVEMBER, 1994, AT 3:55 P.M., AND DULY RECORDED IN VOLUME M94, PAGE 34142.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 3RD DAY OF NOVEMBER, 1994.

CLERK OF THE COUNTY OF KLAMATH, OREGON

NOTARY PUBLIC, OREGON

My Commission Expires: 11/03/97

NOTARY PUBLIC, OREGON

My Commission Expires: 11/03/97

NOTARY PUBLIC, OREGON

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