

9515

MTC 35687mk

WARRANTY DEED Vol. 1795 Page 32034

MARTY L. RODGERS,

Grantor(s) hereby grant, bargain, sell and convey

WESTERN HOMES, INC., AN OREGON CORPORATION AS TO AN UNDIVIDED 1/2 INTEREST AND GLENN G. JUSTUS AND JOANNA L. JUSTUS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST.,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6707 SOUTH SIXTH, KLAMATH FALL, OR 97603

Dated this 25<sup>th</sup> day of October, 1995

Marty L. Rodgers  
MARTY L. RODGERS

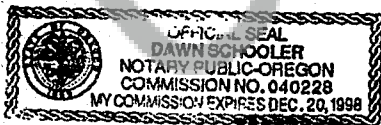
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 25 19 95  
COUNTY OF Klamath

Personally appeared the above named \_\_\_\_\_

Marty L. Rodgers

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

WESTERN HOMES, INC.  
6707 SOUTH SIXTH  
KLAMATH FALL, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

32035

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, 327.1 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 35 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 Company the 22 day  
of Nov. A.D., 19 95 at 11:41 o'clock A. M., and duly recorded in Vol. M95  
of Deeds on Page 32034

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller