

18923

MTC 38256-MS

96 MAY 30 P3:56

WARRANTY DEED

15681

EDWARD S. RODGERS,

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

EDWARD S. RODGERS and JULIA S. RODGERS, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$0.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 601, CHILOQUIN, OR 97624

Dated this 24th day of May, 19 96


EDWARD S. RODGERS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

SS. May 24 19 96

COUNTY OF Klamath

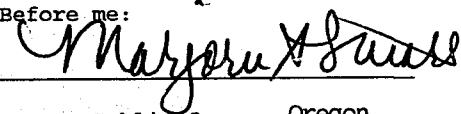
Personally appeared the above named Edward S. Rodgers

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:


Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38256-MS

Return to:

EDWARD S. RODGERS

P.O. BOX 601

CHILOQUIN, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

15682

PARCEL 1:

A portion of Government Lot 1 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the intersection of the South line of said Government Lot 1 and the Southeasterly right of way line of State Highway No. 422 (South) said pin being North 89 degrees 57' 21" East 774.03 feet from the Southeast corner of said Government Lot 1; thence North 47 degrees 06' 01" East 310.00 feet along said right of way line to a 5/8" iron rod; thence South 42 degrees 53' 59" East 288.51 feet to a point on the South line of said Government Lot 1; thence North 89 degrees 57' 21" West 423.49 feet to the point of beginning, with bearing based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.

PARCEL 2:

A portion of Government Lot 8 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the North line of said Government Lot 8, said rod being North 89 degrees 57' 21" West 487.81 feet from the Northeast corner of said Government Lot 8; thence along said Government Lot line South 89 degrees 57' 21" East 72.00 feet to a point; thence South 160.00 feet to a point; thence South 10 degrees East 101.11 feet to a point; thence South 58 degrees 02' West 105.57 feet to a point 315.52 feet South of the point of beginning; thence North 19.54 feet to a 5/8" iron rod; thence North 295.98 feet to the point of beginning, with bearings based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day
of May A.D., 19 96 at 3:56 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 15681.

FEE \$35.00

By Bernetha G. Letsch, County Clerk