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MTC384AOKA

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOUIS D. HUNTER, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. ROGERS and JO ANN ROGERS, Husband and Wife, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit attached hereto as Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 set out in Exhibit B which is attached, together with those apparent on the ground.

and that 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 \$160,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentences 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 26 day of December, 1983, 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.

*[Signature]*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 26, 1983

Personally appeared the above named Louis D. Hunter, Jr.

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of ) ss.

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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

LOUIS D. HUNTER, JR.

GRANTOR'S NAME AND ADDRESS

JAMES C. ROGERS & JO ANN ROGERS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES C. ROGERS & JO ANN ROGERS  
2108 Washburn Way  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME - NO CHANGE

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

96 JUL 22 AM 12:1

## DESCRIPTION

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "Tract 1080, Washburn Park," a duly recorded subdivision in Klamath County Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C.&E. railroad and the Westerly right of way line of Washburn Way; thence South  $00^{\circ} 03' 30''$  West, along said Washburn Way right of way line, 94.58 feet; thence North  $89^{\circ} 56' 30''$  West 161.96 feet to a point on the West line of said Lot 3; thence North  $00^{\circ} 03' 01''$  East 356.28 feet; thence along the arc of a said curve to the right (central angle equals  $08^{\circ} 32' 26''$  and radius equals 356.28 feet) 53.11 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South  $66^{\circ} 51' 15''$  East 118.43 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day  
of July A.D., 19 96 at 11:21 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 21967.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl L. Moore

EXHIBIT A