

23339



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## WARRANTY DEED

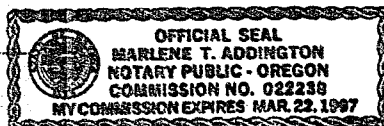
ASPEN TITLE ESCROW NO. 010450<sup>1</sup>82AFTER RECORDING RETURN TO:  
Mr. and Mrs. Robert L. Rogers329 Rogers St.  
Klamath Falls, ORUNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVERONALD E. HOGGARTH and SANDRA HOGGARTH, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to ROBERT L. ROGERS  
and CATHY ARLENE ROGERS, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

*R.R. Can*

"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 covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,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  
\$6,500.00.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 10th day of August, 1996.Ronald E. Hoggarth  
RONALD E. HOGGARTHSandra Hoggarth  
SANDRA HOGGARTH

STATE OF OREGON, County of Klamath)ss.

On August 14, 1996, personally appeared Ronald E. Hoggarth  
and Sandra Hoggarth, who executed the foregoing instrument as  
their voluntary act and deed.Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

## EXHIBIT "A"

25373

That portion of Government Lot 2 (SW 1/4 SW 1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 540 feet South of the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON and running thence Southerly along the Westerly line of Rogers Street 120 feet; thence Westerly at right angles to said Street 100 feet; thence Northerly parallel to said street 120 feet; thence Easterly 100 feet to the point of beginning being all of what was known as Lots 14 and 15, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, now vacated.

EXCEPTING THEREFROM that portion of Government Lot 2 (SW 1/4 SW 1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, also described as follows:

Beginning at a point 616 feet South of the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON and running thence Southerly along the Westerly line of Rogers Street 104 feet; thence Westerly at right angles to said Street 100 feet; thence Northerly parallel to said street 104 feet; thence Easterly 100 feet to the point of beginning being all of what was known as the Southerly 44 feet of Lot 15 and all of Lot 16, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, now vacated.

CODE 1 MAP 3809-32CC TL 3500  
CODE 1 MAP 3809-32CC TL 3600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of August A.D., 19 96 at 11:49 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 25372.

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]