

24420

MT3917KA

## WARRANTY DEED

Vol. m96 Page 27895

ALICE C. SHAFFER,

Grantor(s) hereby grant, bargain, sell and convey to:  
**KEITH A. ROGERS and KRISTY L. ROGERS, 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:

Commencing at a point on the Southwesterly line of Oregon Avenue which  
 lies 50 feet Southeasterly from the most Northerly corner of block 75 of  
 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence  
 Southwesterly and parallel with the line between Lots 2 and 3 of said  
 Block a distance of 95 feet; thence Southeasterly parallel with Oregon  
 Avenue a distance of 80 feet; thence Northeasterly and parallel with the  
 line between Lots 2 and 3 of said Block a distance of 95 feet to Oregon  
 Avenue; thence Northwesterly along the Southwesterly line of Oregon  
 Avenue, 80 feet to the point of beginning.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 85 FAIRVIEW CIRCLE, MEDFORD, OR 97504

Dated this 28 day of August, 19 96

Alice C. Shaffer  
 ALICE C. SHAFFER

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. August 28 19 96  
 COUNTY OF KLAMATH  
 Personally appeared the above named ALICE C. SHAFFER

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

ESCROW NO. MT39197-KA

Return to:

KEITH A. ROGERS  
 85 FAIRVIEW CIRCLE  
 MEDFORD, OR 97504

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Amerititle  
 on this 6th day of September A.D., 19 96  
 at 11:36 o'clock A M. and duly recorded  
 in Vol. M96 of Deeds Page 27895  
Bernetha G. Letsch County Clerk  
 By [Signature] Deputy.

Fee, \$30.00