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K-50782

Vol. 797 Page 34345

STATUTORY WARRANTY DEED

I, F. RODGERS & SONS, A CO-PARTNERSHIP OF I. F. RODGERS, LORRAINE RODGERS, RUSSELL RODGERS AND RADLEY RODGERS

conveys and warrants to DAVID B. OXLEY AND MARGANNE W. OXLEY, HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

*R.B.O.
M.W.O.*

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 consideration for this conveyance is \$ 492,800.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of October 19 97

I. F. Rodgers
I. F. RODGERS

Lorraine G. Rodgers
LORRAINE G. RODGERS

Russell R. Rodgers
RUSSELL R. RODGERS

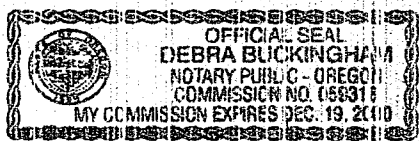
Radley R. Rodgers
RADLEY R. RODGERS

STATE OF OREGON
County of KLAMATH, ss.

BE IT REMEMBERED, That on this 17th day of October, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named I. F. RODGERS, LORRAINE RODGERS, RUSSELL RODGERS AND RADLEY RODGERS individually and as Attorney-In-Fact for Russell Rodgers

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debra Buckingham
Notary Public for Oregon.
My Commission expires: 12-19-2000

Title Order No. K-50782
Escrow No. K50782D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DAVID B. OXLEY

Until a change is requested all tax statement shall be sent to the following address:
DAVID B. OXLEY

Name, Address, Zip

3

EXHIBIT "A" DESCRIPTION OF PROPERTY

The following described real property situated in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: All of Government Lots 2, 3, 4, 5, 6, 7, 10, 11 and 12.

EXCEPTING THEREFROM a parcel of land situated in Government Lot 4, being more particularly described as follows: Beginning at the intersection of the South line of South Poe Valley Road and the East line of Schaupp Road; thence South along the East line of Schaupp road, a distance of 492 feet, more or less, to an existing fence; thence East along existing fence line a distance of 840 feet; thence in a Northwesterly direction following the centerline of an existing irrigation ditch, 531 feet, more or less, to a point on the South line of the South Poe Valley Road; thence West along the South line of said road a distance of 625 feet, more or less, to the point of beginning, in Section 3, Township 40 South, Range 11 E.W.M.

ALSO EXCEPTING therefrom that portion thereof conveyed by John Fischer to The United States of America recorded in Deed Volume 39 on page 20, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title the 17th day
of October A.D., 19 97 at 3:39 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 34345.

FEE \$35.00

By Bernetha G. Letch, County Clerk
Betha G. Letch