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JENSEN LAW PUBLISHING CO., PORTLAND, OR 97204

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WARRANTY DEED  
K-52782

Vol. 177 Page 34811

KNOW ALL MEN BY THESE PRESENTS, That EMIL B. WELLS and HALCYON E. WELLS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. F. RODGERS AND SONS, a co-partnership consisting of I. F. RODGERS, LORRAINE RODGERS, RONALD RODGERS, RUSSELL RODGERS, and RADLEY RODGERS, 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:

All of Government Lots 2, 3, 4, 5, 6, 7, 10, 11 and 12 of Section 3, Twp. 40 S., R. 11 E.W.M., in Klamath County, State of Oregon: 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, Twp. 40 S., R. 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 at page 20, Deed Records of Klamath County, Oregon.

(CONTINUED 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 except as above set forth

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 \$ 310,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 28 day of December, 1978; 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.

(If executed by a corporation, affix corporate seal)

Emil B. Wells  
Halcyon E. Wells

STATE OF OREGON, } ss.  
County of Klamath  
December 28, 1978.

Personally appeared the above named EMIL B. WELLS and HALCYON E. WELLS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 10/24/79

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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.

(OFFICIAL SEAL)

Emil B. & Halcyon E. Wells  
4700 Glenwood Dr.  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

I. F. Rodgers & Sons  
S. Poe Valley Road  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Until a change is requested all tax statements shall be sent to the following address.  
I. F. Rodgers & Sons  
S. Poe Valley Road  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

RECEIVED 10 OCT 97

34812

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District and Klamath Basin Improvement District; rights of the public in and to any portion of said premises lying within the limits of roads and highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day of October A.D., 19 97 at 3:02 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 34811.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen R. Rasmussen