

58013

MTC 43562-LW  
WARRANTY DEED Vol. M98 Page 16078

RONALD H. KOWALIS and LOIS DARLENE KOWALIS, as tenants in common,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RHETT P. RODGERS, A MARRIED MAN.,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 128-LEE-STREET, MIDLAND, OR-97634

Dated this 8th day of May, 1998  
P.O. BOX 421 MIDLAND, OR 97634

Ronald H. Kowalis  
RONALD H. KOWALIS

Lois Darlene Kowalis  
LOIS DARLENE KOWALIS

STATE OF Oregon ss. May 8 19 98  
COUNTY OF Klamath

Personally appeared the above named Ronald H. Kowalis  
and Lois Darlene Kowalis

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT43562-LW

Return to:

RHETT P. RODGERS

128 LEE STREET

MIDLAND, OR 97634

P.O. BOX 421

MIDLAND, OR 97634

35

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Southeast corner of Lot 10 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 20 degrees 42' 30" East along Jennie Drive 200 feet; thence North 69 degrees 17' 30" West 94.86 feet to the beginning of a curve to the right; thence along a curve to the right with a radius of 50 feet through a central angle of 25 degrees 51' 14" for a distance of 22.56 feet to the true point of beginning; thence continuing along said curve through a central angle of 15 degrees 33' 20" for a distance of 13.57 feet; thence along a curve to the left with a radius of 50 feet through a central angle of 74 degrees 06' 34" for a distance of 64.66 feet; thence North 11 degrees 59' 30" West 157.95 feet; thence South 69 degrees 17' 30" East 156.71 feet to the Northwest corner of the parcel conveyed by deed recorded December 6, 1971 in Volume M71, page 12771, Microfilm Records of Klamath County, Oregon; thence South 20 degrees 42' 30" West along the Northwestern line of said parcel 145.01 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of May A.D., 19 98 at 11:51 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 16078.

Bernetha G. Letsch, County Clerk

By Kathleen Rose

FEE \$35.00