

67899

98 OCT 14 P3 27

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JAMES L. RODGERS

PO BOX 185

BEATTY OR 97521

Grantor's Name and Address

VELDA GUTHRIE-KESSLER, Claiming Successor

656 HORN VALLEY CT

CENTRAL POINT OR 97502

Grantor's Name and Address

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656 HORN VALLEY CT

CENTRAL POINT OR 97502

GRACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 14th day of October, 1998, at 3:27 o'clock P.M., and recorded in book/reel/volume No. 198 on page 37734 and/or as fee/file/instrument/microfilm/reception No. 67899-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

Fee: \$30.00

By Kathleen Boas, Deputy.

MTC 40040-KR

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JAMES L. RODGERS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VELDA GUTHRIE-KESSLER, Claiming Successor of THE SMALL ESTATE OF MARY J. RODGERS, Deceased hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 3 and 4 in Block 1 of HODGES ADDITION TO MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH a 1975 Mercury Manufactured Home, Oregon License #X42490, Serial #E5021

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of September, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 93.930.

James L. Rodgers
JAMES L. RODGERS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Sept. 25, 1998.

by JAMES L. RODGERS

This instrument was acknowledged before me on , 19 ,

by

as

of



Notary Public for Oregon

My commission expires 11/16/99