

67500

98 OCT 14 P 32

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WILLIAM B. ROGERS

PO BOX 280

LOWELL OR 97452

Grantor's Name and Address

VELDA GUTHRIE-KESSLER, Claiming Successor

655 ROSE VALLEY CT

CENTRAL POINT OR 97502

Grantee's Name and Address

VELDA GUTHRIE-KESSLER, Claiming Successor

655 ROSE VALLEY CT.

CENTRAL POINT OR 97502

After recording, return to Grantor, Address, Zip:

VELDA GUTHRIE-KESSLER, Claiming Successor

655 ROSE VALLEY CT.

CENTRAL POINT OR 97502

After recording, return to Grantee, Address, Zip:

VELDA GUTHRIE-KESSLER, Claiming Successor

655 ROSE VALLEY CT.

CENTRAL POINT OR 97502

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath

I 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. 1998 on page 37735 and/or as fee/file/instrument/microfilm/reception No. 67900-Deeds Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

Fee: \$5.00

MTC 41046-KR

By Katherine Rossi, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WILLIAM B. ROGERS

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. ROGERS, Deceased hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto 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 #142490, Serial #S5021

(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 ☐ and ☐ 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 5th day of October, 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 30.930.

William B. Rogers
WILLIAM B. ROGERS

STATE OF OREGON, County of

This instrument was acknowledged before me on Oct 5, 1998

by WILLIAM B. ROGERS

This instrument was acknowledged before me on

by

ss

of



OFFICIAL SEAL
NORMA MORRIS
NOTARY PUBLIC-OREGON
COMMISSION NO. 313024
MY COMMISSION EXPIRES JULY 8, 2002

Norma Morris
Notary Public for Oregon
My commission expires 7-8-02