

1999 SEP 14 PM 3:33

MT 48743-MG  
WARRANTY DEED

Vol M99 Page 36740

DEBORAH LEE RODGERS, FORMERLY KNOWN AS DEBORAH LEE KANDRA,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DEBORAH LEE RODGERS, ELIZABETH M. HUBBARD AND JAMES L. RODGERS, JR.,  
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  
TAX ACCOUNT NO.: 3909-024B0-00701-000

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 OTHER THAN MONEY

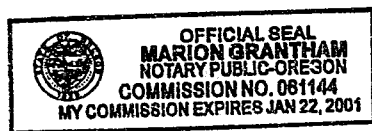
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4568 Cregan Avenue Klamath Falls Or 97601

Dated this 13 day of Sept., 1999

Deborah Lee Rodgers  
DEBORAH LEE RODGERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 13, 1999 by  
DEBORAH LEE RODGERS.



Marion Grantham  
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48743-MG

Return to:

DEBORAH LEE RODGERS  
4568 Cregan Avenue  
Klamath Falls OR 97601

3500  
m

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

Tracts 31, 32, 33 and the N1/2 of Tract 34 of ANKENY GARDEN TRACTS, according to

the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of Tracts 31, 32 and 33 of ANKENY GARDEN TRACTS, described as follows:

That portion of Tracts 31, 32 and 33 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Tract 31; thence North 89 degrees 15' 54" East, 197.62 feet along the North line of said Tract 31; thence South 00 degrees 01' 03" East, 234.22 feet parallel with the West line of said Tract 31 and 32; thence South 89 degrees 15' 54" West, 155.62 feet; thence South 00 degrees 01' 03" East 47.00 feet; thence 89 degrees 15' 54" West, 42.00 feet; thence North 00 degrees 01' 03" West, 281.22 feet along the West line of said Tracts 31, 32 and 33 to the point of beginning.

ALSO EXCEPTING THEREFROM those portions of the irrigation lateral as conveyed to the United States of America by Deed Volume 29 at page 277, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 9/14/99, at 3:33 p.m.  
In Vol. M99 Page 36740  
Linda Smith,  
County Clerk      Fee \$ 35<sup>00</sup>