

AMT 50990-KR

## WARRANTY DEED

Vol M00 Page 26828

I.F. RODGERS AND SONS, A PARTNERSHIP CONSISTING OF I.F. RODGERS, LORRAINE G. RODGERS, RADLEY R. RODGERS, RONALD R. RODGERS AND RUSSELL R. RODGERS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GAYLE PAYNE NICHOLSON,

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:

The W1/2 SW1/4 of Section 34, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to Poe Valley Community Club by deed recorded December 6, 1924 in Deed Volume 66 at page 377, Deed Records of Klamath County, Oregon.

ACCT#3911-V3400-00500

KEY #617130

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 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 17th day of May, 2000.

I.F. RODGERS AND SONS, A PARTNERSHIP

BY: I.F. Rodgers  
I.F. RODGERS, PARTNER

BY: Lorraine G. Rodgers  
LORRAINE G. RODGERS, PARTNER

BY: Radley R. Rodgers  
RADLEY R. RODGERS, PARTNER

BY: RONALD R. RODGERS, PARTNER

Russell R. Rodgers  
RUSSELL R. RODGERS  
BY: Lorraine G. Rodgers  
LORRAINE G. RODGERS, HIS  
ATTORNEY-IN-FACT

State of Oregon  
County of KLAMATH

State of Oregon, County of Klamath  
Recorded 07/21/00, at 3:29 p.m.  
In Vol. M00 Page 26828  
Linda Smith,  
County Clerk Fee \$ 21.00

This instrument was acknowledged before me on May 17, 2000 by I.F. RODGERS, LORRAINE G. RODGERS, RADLEY R. RODGERS and LORRAINE G. RODGERS as attorney-in-fact for RUSSELL R. RODGERS, all as partners of I.F. RODGERS AND SONS, a partnership

Kristil L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT50990-KR

Return to:  
GAYLE PAYNE NICHOLSON

