

04 JAN 27 AM 8:52

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Vol M04 Page 04884

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Paul & Janice Rogers  
506 3rd Ave. Apt. 2  
Zillah, W.A. 98953

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 01/27/2004 8:52 a.m.  
Vol M04 Pg 4884  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CAROL J. RICK,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by PAUL L. ROGERS AND JANICE ROGERS, HUSBAND AND WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE U.S.B.R. "J. CANAL AND THE CENTERLINE OF SUTY ROAD; THENCE NORTH 78° 50' WEST, 463.29 FEET TO A POINT; THENCE NORTH 11° 10' FEET TO A POINT; THENCE NORTH 78° 50' WEST, 188.9 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 452.96, A DISTANCE OF 168.35 FEET TO A POINT; THENCE SOUTH 88° 15' 20" EAST 436.21 FEET TO A POINT; THENCE NORTH 89° 59' 40" EAST, 357.29 FEET TO THE CENTERLINE OF SUTY ROAD; THENCE SOUTH 185.07 FEET TO THE POINT OF BEGINNING.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF ROADS AND HIGHWAYS.
2. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT, OF MALIN IRRIGATION DISTRICT.
3. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE OF ASSESSMENT, OF KLAMATH IRRIGATION DISTRICT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): EXCEPT AS NOTED OF RECORD AS OF THE DATE OF THIS DEED AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED,

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , 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 14th day of January, 192004; 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.

Carol J. Rick  
CAROL J. RICK

STATE OF OREGON, County of KLAMATH

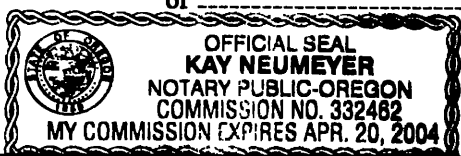
This instrument was acknowledged before me on 14th day of January, 2004, by Carol J. Rick

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Kay Neumeier  
Notary Public for Oregon  
My commission expires April 20, 2004