

2007-017730

Klamath County, Oregon



00033167200700177300020023

10/12/2007 11:23:52 AM

Fee: \$26.00

GRANTOR NAME AND ADDRESS:

JERALD STEVEN ROGERS  
CAROL ANN ROGERS  
16808 HIGHWAY 140 E  
Dairy, OR 97625

GRANTEE NAME AND ADDRESS:

Jerald S. Rogers and Carol A. Rogers  
Co-Trustees of the Jerald and Carol Rogers 2007 Trust  
16808 HIGHWAY 140 E  
Dairy, OR 97625

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney  
435 Oak Ave. Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:  
GRANTEE

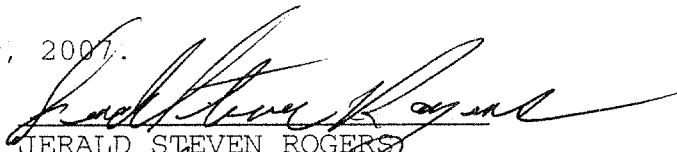

WARRANTY DEED - STATUTORY FORM

JERALD STEVEN ROGERS and CAROL ANN ROGERS Grantors, convey and warrant to JERALD S. ROGERS and CAROL A. ROGERS, Co-Trustees of the JERALD AND CAROL ROGERS 2007 TRUST uad 10-2-07, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

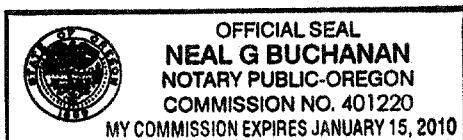
"Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 197.352. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing 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, to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930 and to inquire about the rights of neighboring property owners, if any, under ORS 197.352."


DATED this 2 day of October, 2007.

  
JERALD STEVEN ROGERS  
  
CAROL ANN ROGERS

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me the 2 day of October, 2007 by JERALD STEVEN ROGERS AND CAROL ANN ROGERS.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

- a. Real property civilly described as 2311 South Sixth Street:

"Lot 1 in Subdivision Block 803, Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its State Highway Commission in Book 148 page 30, Deed records of Klamath County, Oregon."

- b. Real property civilly described as 2801 Bristol Avenue:

"Parcel 2 of Land Partition 05-06 begin a portion of Tract 11 of Supplemental plat of Altamont Ranch Tracts, situated in the NW 1/4 SW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon."

"The E.1/2 of TRACT 12, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

EXCEPTING THEREFROM a parcel of land more particularly described as follows:

Beginning at the Northeast corner of said Tract 12; thence North 88 degrees 55' 18" West, along the North line of said Tract 12, 162.00 feet; thence South 00 degrees 01' 08" West 269.61 feet to the northerly right of way line of Bristol Avenue, as established by Road Establishment Order of December, 1924; thence South 89 degrees 44' 55" East, along said right of way line 162.13 feet to a point on the East line of said Tract 12; thence North 00 degrees 01' 00" West 267.27 feet to the point of beginning.

ALSO EXCEPTING that portion conveyed to Klamath County for road purposes by deed recorded July 10, 1997 in Volume M97, page 21593, Microfilm Records of Klamath County, Oregon."

- c. Real property civilly described as 2931 Bristol Avenue:

"A parcel of land situated in the E 1/2 of Tract 12, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 12; thence North 88 degrees 55' 18" West, along the North line of said Tract 12, 162.00 feet; thence South 00 degrees 01' 08" West 269.61 feet to the Northerly right of way line of Bristol Avenue, as established by Road Establishment Order of December 1924; thence South 89 degrees 44' 55" East, along said right of way line, 162.13 feet to a point on the East line of said Tract 12; thence North 00 degrees 01' 00" West 267.27 feet to the point of beginning, with Survey No. 2851, as recorded in the office of the Klamath County Surveyor, used as the basis of bearings and reference."

- d. Real property civilly described as 632 N. 10th:

"All that part of Lots 7 and 8, Block 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of Lot 8, Block 62; thence Southerly line of Grant Street, 85 feet; thence Southeasterly at right angles to Grant Street 60 feet; thence Northeasterly and parallel with Grant Street 85 feet to the Westerly line of 10th Street; thence Northwesterly along the Westerly line of 10th Street, 60 feet to the point of beginning."

- e. Real property civilly described as 16808 Hwy 140 E:

"The Southeast quarter (SE.1/4) of the Southwest quarter (SW.1/4) and the Southwest quarter (SW.1/4) of the Southwest quarter (SW.1/4) of Section 25 Township 38 South, Range 10 East, Willamette Meridian."

TOGETHER WITH a certain mobile home firmly affixed thereto bearing Oregon plate # X216485 and VIN ORFIR48A17631BS