

2010-003040

Klamath County, Oregon



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03/08/2010 02:20:50 PM

Fee: \$37.00

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PEGGY L. CHILDERS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GARY ROVER, hereinafter called grantee and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point which is 479.3 feet South along the quarter line from the Center of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, and running thence: North 89 49' west a distance of 479.68 feet to a point which is on the Easterly right-of-way of the Dalles-California Highway: thence South 6 02' west along said Easterly right-of-way a distance of 90.4 feet to a point; thence South 89 49' East 489.16 feet to a point on the North-South quarter line of said Section 7; thence North 89.93 feet to the point of beginning said tract containing one acre more or less, in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9, East Willamette Meridian, in Klamath County, Oregon.

Subject to all restrictions, encumbrances, reservations and rights-of-way of record and those apparent on the land.

Tax I.D. No. 3809-007CO-00700 Tax Account No. 429227

"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."

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances except those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10,000.00.

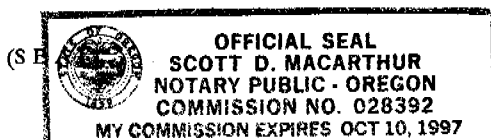
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantors have executed this instrument this 27<sup>th</sup> day of September, 1994.

  
Peggy L. Childers

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Peggy L. Childers and acknowledged the foregoing instrument to be her voluntary act and deed.



Peggy L. Childers

Grantor

Gary Rover

Grantee

After recording return to:  
Gary Rover  
Rt 5 Box 1075-B Wocus Road  
Klamath Falls, OR 97601

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

SAME

Before me,   
Notary Public for Oregon  
My Commission Expires: 10/10/97

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument  
received for record on the \_\_\_ day of  
\_\_\_\_\_, 19\_\_\_, at \_\_\_ o'clock \_\_\_ M.,  
and recorded in book/reel/volume No. \_\_\_  
on page \_\_\_ or as fee/file/instrument/  
microfilm/reception No. \_\_\_, Recorded of  
Deeds of said county.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy

Returned @ Counter