

Clarence J. Rogers

Grantor

Clarence J. Rogers, Trustee  
7617 Hilyard Ave.  
Klamath Falls, OR 97603

2012-012375

Klamath County, Oregon



00126845201200123750020027

11/07/2012 10:17:05 AM

Fee: \$42.00

Grantee

After recording return to:  
Grantee

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Clarence J. Rogers, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clarence J. Rogers, Trustee of the Clarence J. Rogers REVOCABLE LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and 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:

#### PARCEL 1:

The West 30 feet of the NE 1/4 SE 1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, lying between State Highway 140 and the O. C. & E. Railroad in the County of Klamath, State of Oregon.

#### PARCEL 2:

Starting at a 2-inch pipe 30 feet North of the section corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, and Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian; running 400 feet East to the true point of beginning; thence East 200 feet; thence North 430 feet, more or less, to the right of way of the Enterprise Irrigation Ditch; thence Northwesterly along the Southerly line of said irrigation canal to a point thereon North of the true point of beginning, thence South 586 feet, more or less, to the true point of beginning.

#### PARCEL 3:

Parcel 1 of Major Land Partition 49-05 on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 4:

Parcel 2 of Major Land Partition 49-05 on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 5:

NW 1/4 SE 1/4 less 3 acres R/W described deed Vol. 47, Pg. 579, in Section 25, Twp. 38 South, Range 10 East, W. M. containing 37 acres, more or less.

#### PARCEL 6:

All that portion of the NE 1/4 SW 1/4 of Section 25, Township 38 South Range 10 East of the Willamette Meridian, Klamath County, Oregon, further described as follows:

Beginning on the West line of said NE 1/4 SW 1/4 where it intersects with the north line of the right of way of the Oregon, California and Eastern Railway; thence Easterly along said north line of the railway right of way to the east line of said NE 1/4 SW 1/4; thence North on the east line of said NE 1/4 SW 1/4 a distance of 320 feet, more or less, to the south line on the right of way of the highway; thence West and across said highway to a point on the west line of the NE 1/4 SW 1/4 said point being 375 feet north of the place of beginning; thence South to the place of beginning.

SAVE AND EXCEPTING that portion conveyed to Klamath County by Deed recorded March 13, 1931 in Volume 93, Page 628 Deed records of Klamath County, Oregon.

Returned to County Clerk  
Michael Spencer


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

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 party of 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 other than money.

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 undersigned grantors, have executed this instrument this 7 day of November, 2012.

  
Clarence J. Rogers

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Clarence J. Rogers and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me,   
Notary Public for Oregon

