

**2024-010347**

**Klamath County, Oregon**



00336217202400103470020029

11/27/2024 12:09:01 PM

Fee: \$87.00

Ronald E. Rogers and Suzy L. Rogers

Grantors

Ronald E. Rogers and Suzy L. Rogers, Trustees

13131 Highway 39

Klamath Falls, OR 97603

Grantees

After recording return to:

Grantees

Until a change is

requested, all tax statements shall be sent to:

Ronald E. Rogers and Suzy L. Rogers, Trustees

13131 Highway 39, Klamath Falls, OR 97603

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Rogers and Suzy L. Rogers, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Ronald E. Rogers and Suzy L. Rogers, Trustees of THE RONALD E. ROGERS and SUZY L. ROGERS LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

**A tract of land situated in the NW1/4 of Section 7, Township 40 south, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly describer as follows:**

**Beginning at a point on the West boundry of said Section 7, said point being South 00 degrees 12' 30" East, a distance of 1474.00 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89 degrees 54' 30" East parallel with the North line of said Section 7, a distance of 26.70 feet to a 5/8 inch iron pin on the Easterly boundry of the Klamath-Malin Highway; thence continuing south 89° 54' 30" East a distance of 5.50 feet to the centerline of an existing irrigation ditch; thence South 16° 07' 41" West along the centerline of said ditch a distance of 425.04 feet; thence North 89° 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89° 54' 30" West a distance of 838.42 feet to a 5/8 inch iron pin on the easterly boundary of Klamath-Malin Highway; thence continuing North 89° 54' 30" West a distance of 26.60 feet to the West line of said Section 7; thence North 00° 12' 30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion deede to the State of Oregon by and through its State Highway commission in Deed Volume 232, page 421, Deed Records of Klamath County, Oregon.**

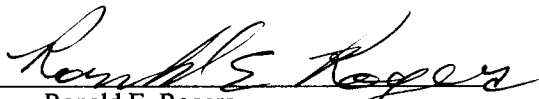
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 grantees and grantees' 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 November 27, 2024.

  
\_\_\_\_\_  
Ronald E. Rogers

  
\_\_\_\_\_  
Suzy L. Rogers

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Ronald E. Rogers and Suzy L. Rogers and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 27 day of November, 2024.

(S E A L)

Before me:   
Notary Public for Oregon

