

98806

NS-C1K2

WARRANTY DEED

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KNOW, ALL MEN BY THESE PRESENTS, That REAL ESTATE LOAN FUND OREG. LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MITCHELL DEAN ROSE and TERRIE RAE ROSE, husband and wife, 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:

North $\frac{1}{2}$ of the S $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with 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 as stated above

and that grantor will warrant and forever defend the said 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 \$ 1,400.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols \textcircled{a} , if not applicable, should be deleted. See ORS 93.030.)

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 grantor has executed this instrument this 10th day of January, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

STATE OF OREGON, County of Klamath) ss.
January 13, 1975

Personally appeared Don E. Gardner and Lillian Lund who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the Asst secretary of Mortgage Bancorporation

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 2-14-77

(OFFICIAL SEAL)

MORTGAGE BANCORPORATION
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:

M.D. Rose
P.O. Box 994
San Luis Obispo, Calif. 93406

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

M.D. Rose
P.O. Box 994
San Luis Obispo, Calif. 93406

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of March, 1975, at 3:45 o'clock P.M., and recorded in book M 75 on page 2829 or as file/reel number 98806

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$ 2.00 By [Signature] Recording Officer
Deputy

MAR 11 1975

RECEIVED

3:45