

7299

WARRANTY DEED

Vol. 25 Page 14434

KNOW ALL MEN BY THESE PRESENTS, That MITCHELL DEAN ROSE and TERRIE RAE ROSE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA C. KERNS, a married woman and MICHAEL K. KERNS, a single man, 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 South $\frac{1}{2}$ 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.

(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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

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 \$ 3,750.00

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, 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 12th day of February, 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)

Mitchell Dean Rose

Terrie Rae Rose

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo } SS.
On March 11, 1975 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
MITCHELL DEAN ROSE

known to me
to be the person whose name is subscribed to the
within instrument and acknowledged that he executed the
same.

[Signature]

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo } SS.
On March 3, 1975 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
Terrie Rae Rose

known to me
to be the person whose name is subscribed to the
within instrument and acknowledged that she executed the
same.

RICHARD D. WOOD

RICHARD D. WOOD
NOTARY PUBLIC
SAN LUIS OBISPO COUNTY
CALIFORNIA
My Commission Expires Nov. 21, 1976

FOR NOTARY SEAL OR STAMP

W. W. ESCHWIG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN LUIS OBISPO COUNTY
My Commission Expires October 9, 1978

FOR NOTARY SEAL OR STAMP

RICHARD D. WOOD
NOTARY PUBLIC
SAN LUIS OBISPO COUNTY
CALIFORNIA
My Commission Expires Nov. 21, 1976

14435

STATE OF OREGON, COUNTY OF CLATSOP
Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 17th day of NOVEMBER A.D. 1975 at 11:04 AM
duty recorded in Vol. M 75, of DEEDS 14434
FEE \$ 6.00
By *Hazel Brazil* W.D. JAMES, County Clerk

Return to:

Michael K. Kern
749, Los Osos, Ca.
Manzanita, Or. 93402

Until a change is requested, all tax statements
shall be sent to the above address same