

33936

## WARRANTY DEED (INDIVIDUAL)

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ELMER C. ROSE

, hereinafter called grantor, convey(s) to

MX LAND AND LIVESTOCK CORPORATION, an Oregon Corporation

all that real property situated in the County

of Klamath, State of Oregon, described as:

That part of the N $\frac{1}{2}$ N $\frac{1}{2}$  of Section 32, Township 35 South, Range 10 East of the Willamette Meridian, lying West of the Sprague River Highway, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

Reservations, included in Land Status Report, recorded November 24, 1958 in Book 306 at page 596, Deed Records.

The 1977-78 real estate taxes which are now a lien but not yet due and payable.

Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$14,342.21; Dated: July 19, 1977; Recorded: August 11, 1977 in Book M-77 at page 4574; Mortgagor: Elmer C. Rose; Mortgagee: Ivan Riffey and Jeannie Riffey, husband and wife; which the Grantors herein agree to assume and pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth in this document.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 45,200.00.

Dated this 19th day of July, 1977.

Elmer C. Rose  
Elmer C. Rose

MISSOURI  
STATE OF ~~MISSOURI~~ County of Gasconade ) ss.

On this 19th day of July, 1977 personally appeared the above named Elmer C. Rose and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Doris N. Gaebler  
Notary Public for ~~Oregon~~ Missouri

My commission expires: Jan. 25, 1981  
Doris N. Gaebler

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume:

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

ROSE

TO

MX LAND & LIVESTOCK CORP.,  
an Oregon Corporation

After Recording Return to:  
Transamerica-Kathy

Send Tax Statements TO:  
MX Land and Livestock Corp.  
1931 El Arbolita Drive,  
Glendale, CA 91208

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON, )

) ss.

County of KLAMATH )

I certify that the within instrument was received for record on the 11th day of AUGUST, 1977 at 11:32 o'clock A.M. and recorded in book M77 on page 14576 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drazal Deputy

Fee \$ 3.00