

T/A 38-13359-M

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

37526

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES C. GILLIATT and JANET L. GILLIATT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN W. ROSENOW and RUTH E. ROSENOW, 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:

LOT 14, CLOVERDALE, excepting therefrom the Westerly 119.0 feet therefrom.

SUBJECT TO: 1974-75 Real property taxes, which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, reservations, rights of way and easements of record and those apparent on the land.

(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 herein set forth

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 \$ 2,500.00. ~~However, this deed is not to be construed as a deed of gift, but as a deed of sale, and the consideration is the whole part of the 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 4 day of September, 1974; 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)

James C. Gilliatt
Janet L. Gilliatt

STATE OF OREGON, } ss.
County of Klamath
September 4, 1974

Personally appeared the above named JAMES C. GILLIATT and JANET L. GILLIATT, husband and wife,

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires

STATE OF OREGON, County of) ss.
Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 18th day of OCTOBER, 1977, at 12:18 o'clock P.M., and recorded in book M77 on page 19939 or as file/reel number 37526, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Unay Deputy
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Rosenow
55 S.E. Roosevelt
Bend, OR 97701

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE