

60539

WARRANTY DEED

Vol M79 Page 314
STEVENS-NESS L. & CO. INC. CO. PORTLAND, ORE. 97204

KNOW ALL MEN BY THESE PRESENTS, That ELSIE E. NOLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. ROSE, 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:

Lots 2, 4 and 5, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying on the West side of Klamath Lake.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

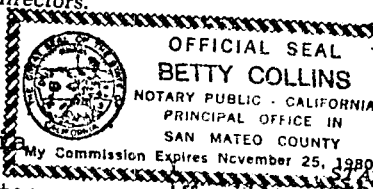
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record and those apparent on the land, 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 \$ 100,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).⁽¹⁾ (The sentence between the symbols ⁽¹⁾, 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 21st day of December, 1978; 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)



California
STATE OF OREGON

County of San Mateo
December 21, 1978

Betty J. Glassey, Attorney in Fact
for ELSIE E. NOLAND

STATE OF OREGON, County of _____, 19____ 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 _____

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: *Betty Collins*
(OFFICIAL SEAL)
Notary Public for California
My commission expires: 11/25/80

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

Elsie E. Noland
95 Hilcrest Road
San Carlos, CA 94070
GRANTOR'S NAME AND ADDRESS

Robert G. Rose
P. O. Box 371
Gettysburg, PA 17325
GRANTEE'S NAME AND ADDRESS

After recording return to:
D. L. Hoots
2261 South Sixth Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Robert G. Rose
P. O. Box 371
Gettysburg, PA 17325
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of JANUARY, 1979, at 3:21 o'clock P.M., and recorded in book 1479 on page 314 or as file/reel number 60539. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. WILKINS
By *Jacqueline M. Lee* Recording Officer
Deputy
FEE \$ 3.00