

66641

WARRANTY DEED

Vol. 79

Page 10143

KNOW ALL MEN BY THESE PRESENTS, That RIVER WEST, LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LARRY L. ROSEBERRY and CAROLYN S. ROSEBERRY, 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 ap-
 pertaining, situated in the County of **KLAMATH** and State of Oregon, described as follows, to-wit:
PORTION OF SECTION 25, T24S, R8E, W.M. more particularly described
on the reverse side hereof.
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25

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(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 save and
 except Reservations in Patents and Easements of Record and liens and
 encumbrances suffered or permitted by Grantee after March 10, 1973

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 \$ 12,995.00

However, the actual consideration consists of or includes other property or value given or promised which is
 XXXXXX part of the consideration (indicate which). (The sentence between the symbols (X), if not applicable, should be deleted. See ORS 91.030)

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 **7th** day of **February**, 1979;
 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. The true and actual consideration for this transfer
 is the Contract of the parties dated **March 10, 1973**.

(If executed by a corporation,
 affix corporate seal)

GRANTOR: RIVER WEST, LTD.

By: REBO, INC., General Partner

By: Paul R. Mumford, President

STATE OF ~~OREGON~~, County of ~~CLATSOP~~ Nevada) ss.
California, 19 2/7/79

Personally appeared

and

Personally appeared the above named **Paul R. Mumford**,
 President of **REBO, INC.** and known to me
 to be the General Partner of **RIVER WEST, LTD.**

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

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 be-
 half 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
BILLI ALLENNOTARY PUBLIC - CALIFORNIA
COUNTY OF NEVADA
My Commission Expires October 4, 1980

REBO, INC., General Partner
 of RIVER WEST, LTD.

PO Bx 949, Grass Valley, Ca.

GRANTOR'S NAME AND ADDRESS 95945

Larry and Carolyn Roseberry
 PO Bx 401, Gilchrist, Oregon
 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

Above named Grantee

NAME, ADDRESS, ZIP

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

Above named Grantee

NAME, ADDRESS, ZIP

STATE OF

County of

I certify that the within instru-
 ment was received for record on the
 day of 19

at o'clock M., and recorded
 in book on page or as
 file/reel number

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Recording Officer

By

Deputy

10101

A parcel of land situated in Section 25, T24S, R8E, W.M., and "River West" a duly recorded subdivision all in Klamath County, Oregon being more particularly described as follows:

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Beginning at the southwest corner of Lot 2, Block 7 said "River West"; thence N27°11'00"W, 150.00 feet to the southerly right-of-way line of South Airport Drive; thence N62°49'00"E along said southerly right-of-way line, 300.00 feet; thence leaving said southerly right-of-way line S27°11'00"E, 150.00 feet; thence S62°49'00"W, 75.00 feet; thence S50°00'00"E, 250.00 feet; thence S00°17'50"E, 15.19 feet; thence N89°42'10"E along the north line of the SE 1/4 SE 1/4 of said Section 25, 221.45 feet to the northeast corner of the west half of said SE 1/4 SE 1/4; thence S00°03'02"E or less to the mean high water line of the Little Deschutes River; thence along said mean high water line to the south line of said Section 25; thence S89°42'20"W along said south section line 400 feet more or less to the southwest corner of said SE 1/4 SE 1/4; thence N00°00'20"E along the west line of the east half of the SE 1/4 of said Section 25, 1369.04 feet to the southerly boundary of said "River West"; thence N62°49'00"E along said southerly subdivision boundary, 60.26 feet to the point of beginning containing approximately 19 acres.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.this 3rd day of May A. D. 19 79 at 4:25 o'clock P. M., andduly recorded in Vol. 1179, of Deeds on Page 10143

Wm D. MILNE, County Clerk

By Bernard Kutsch

Fee \$6.00

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