

1-1-74

32630

SPECIAL WARRANTY DEED

Vol. 1484 Page 941

KNOW ALL MEN BY THESE PRESENTS, That Clara Rohwein and Linda L. Rohwein, not as tenants in common but with right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mitchell Dean Rose and Terrie Rae Rose hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The North half of the NW quarter of Section 7 Township 36 S., Range 13 E., W.M. Klamath County, Oregon.

SUBJECT TO easements, conditions, restrictions and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

This instrument does not guarantee that any particular use may be made of this property described in this instrument. A buyer should check with an appropriate City or County Planning Department to verify approved uses.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 16th day of Jan, 1984, 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)

STATE OF OREGON

County of Marion ss. Jan 16, 1984

Personally appeared the above named

Clara Rohwein and Linda L. Rohwein

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-25-86

STATE OF OREGON, County of Klamath ss. Jan 16, 1984

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

ROHWEIN, Clara

GRANTOR'S NAME AND ADDRESS

ROSE, Mitchell
P.O. Box 1496
Klamath Falls, OR 97401 File #2181

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mortgage Bancorporation
P.O. Box 230
Salem OR 97308 Attn: Cheri
NAME, ADDRESS, ZIP

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

MITCHELL ROSE
AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of January, 1984, at 1:20 o'clock P.M., and recorded in book/reel volume No. 1484 on page 941 or as document/fee/file/instrument/microfilm No. 32630, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Deputy

Fee: \$4.00