

81370

WARRANTY DEED

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WITNESSETH MEN BY THESE PRESENTS, That MITCHELL DEAN ROSE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kevin L. Giberson

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: The S<sup>1</sup>/<sub>2</sub> S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> and the S<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. Subject, however, to the following: 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways. 2. Recitals including the terms and provisions thereof, as disclosed by deed from United States of America to Rachel R. Tupper, et al recorded August 10, 1959 in Deed Volume 314, page 656, Records of Klamath County, Oregon.

3. An easement created by instrument, including the terms and provisions thereof, dated November 5, 1965, recorded November 23, 1965 in Volume M65, page 4000, Microfilm Records of Klamath County, Oregon, in favor of United States of America for transmission line and access road easement over Section 7, Township 36 South, Range 13 East of the Willamette Meridian (for continuation of this legal description see reverse side of this document)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4th day of October, 1976; 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)

Mitchell Dean Rose

STATE OF OREGON,

County of Klamath } ss.  
October 16, 1976

Personally appeared the above named  
Mitchell Dean Rose

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kevin L. Giberson  
27770 Church St.  
Castaic, CA 91310

NAME, ADDRESS, ZIP

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

Kevin L. Giberson  
27770 Church St.  
Castaic, CA 91310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument 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 attixed.

Recording Officer

By \_\_\_\_\_ Deputy

Notes of record as of the date of this deed,  
land, if any, as of the date of this deed,  
and that  
grantor will warrant and intervet defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claimed under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00  
The true and actual consideration consists of an interest in other property or other interest promised which is  
a transfer of the actual consideration consists of an interest in other property or other interest promised which is  
the true and actual consideration consists of an interest in other property or other interest promised which is  
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.  
Witness my hand and the seal of the State of New York, this 14th day of October, 1970.  
Notary Public for the State of New York  
If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
resolutions of its board of directors.

Kevin L. Giberson 27770 Church St. Castaic, CA 91310 NAME ADDRESS CITY		Kevin L. Giberson 27770 Church St. Castaic, CA 91310 NAME ADDRESS CITY	
Used a change in procedure in the statements that he sent in the following manner: Kevin L. Giberson 27770 Church St. Castaic, CA 91310 NAME ADDRESS CITY		Kevin L. Giberson 27770 Church St. Castaic, CA 91310 NAME ADDRESS CITY	
After reading the letter to Kevin L. Giberson 27770 Church St. Castaic, CA 91310 NAME ADDRESS CITY		Kevin L. Giberson 27770 Church St. Castaic, CA 91310 NAME ADDRESS CITY	