WARRANTY DEED

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16503   MTC #23533-DN

KNOW ALL MEN BY THESE PRESENTS, That ___BERDINE J. SANDERS and DANIEL W. SANDERS,___ ___not as tenants in common, but with the right of survivorship___ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called ___KEVIN W. ROSE___ the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 11, Block 3, BRYANT TRACTS #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

tax Account No: 3809 034DD 02000

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED 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 $ ___15,000.00___ .
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the~~ ~~the whole~~ ~~consideration (indicate which).~~

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 ___15th___ day of ___June___ , 19 ___90___ ; 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.

_Berdine Sanders as attorney ___ (Berdine J. Sanders)___

___Berdine J. Sanders as attorney-in-fact___
___on behalf of Daniel W. Sanders___

STATE OF OREGON,
County of ___Wasco___) ss.
___June   15th___ , 19 ___90___ .

Personally appeared the above named ___Berdine J. Sanders, individually___ ___and as attorney-in-fact on behalf___ ___of Daniel W. Sanders___ and acknowledged the foregoing instrument to be ___her___ voluntary act and deed.

Before me: _Julie Dennis_
(OFFICIAL SEAL)   JULIE DENNIS
Notary Public for Oregon OREGON
My Commission expires 4-16-91

STATE OF OREGON, County of _____) ss.
_____ , 19 ___ .
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:
_____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

___Berdine J. Sanders___
___Rt. 1 Box 306___
___Maupin, OR 97037___
GRANTOR'S NAME AND ADDRESS

___Kevin W. Rose___
___1508 Dayton___
___Klamath Falls, OR 97601___
GRANTEE'S NAME AND ADDRESS

After recording return to:
___SAME AS GRANTEE___
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
___SAME AS GRANTEE___
NAME, ADDRESS, ZIP

STATE OF OREGON,   ss.
County of ___Klamath___
I certify that the within instrument was received for record on the ___20th___ day of ___June___ , 19 ___90___ , at ___12:20___ o'clock ___P___ M., and recorded in book ___M90___ on page ___12122___ or as file/reel number ___16503___ ,
Record of Deeds of said county.
Witness my hand and seal of County affixed.

___Evelyn Biehn, County Clerk___
Recording Officer
By _Pauline Mullendore_ Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee $28.00