

77494

Until a change is requested, all  
tax statements should be sent to:

+ Return  
William J. and Mary J. Rowe  
P.O. Box 588  
Bly, OR 97622

MTC 38194

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John D. Kness and Joni L. Kness, as tenants by the entirety, hereinafter called grantors, for the consideration hereinafter stated to grantors paid by William J. Rowe and Mary J. Rowe, husband and wife, hereinafter called grantees, do hereby grant, bargain, sell and convey unto said grantees and grantees' 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:

Lot 1 and 2, Block 13, First Addition to the Town of Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Kendall Lane inurred thereto.

(Acct. #3714-003AB-07700; Key #406153; Code 058)

To have and to hold the same unto said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises subject to the standard coverage exceptions and the exclusions, conditions and stipulations which are part of the policy form, and to the following:

Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein in favor of the State of Oregon, by and through the Director of Veterans' Affairs in the original principal amount of \$30,400, dated May 16, 1977, recorded May 17, 1977 in Volume M77, Page 8543 of the Microfilm Records of Klamath County, Oregon which the grantees herein agree to assume and pay according to the terms as contained therein and to fully defend, indemnify and hold Grantors harmless therefrom in all respects.

And that grantors 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 \$35,000.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

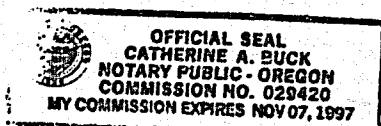
IN WITNESS WHEREOF, grantors have executed this instrument this \_\_\_\_ day of March, 1994.

John D. Kness  
John D. Kness

Joni L. Kness  
Joni L. Kness

STATE OF OREGON            )  
County of Lake            )   ss.

Be it remembered that on this 11 day of March, 1994, personally appeared before me, a Notary Public in and for said County and State, the above named John D. Kness and Joni L. Kness and acknowledged the foregoing instrument to be their voluntary act and deed.



Catherine A. Buck  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/7/97

After recording return to:  
William J. and Mary J. Rowe  
P.O. Box 588  
Bly, OR 97622

STATE OF OREGON: COUNTY OF KLAMATH:   ss.

Filed for record at request of Mountain Title Co the 14th day  
of March A.D., 19 94 at 2:20 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 7752.

FEE \$35.00

Evelyn Biehn   County Clerk

By Pauline Millender