

WARRANTY DEED
MTC 32841-KR

KNOW ALL MEN BY THESE PRESENTS, That

EVERETT DOYLE ROSE and LILLIAN ROSE, husband and wife

EDWARD DOYLE ROSE and LILLIAN ROSE, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARLYS O'NETT

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 5 in Block 1 of FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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

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 those of record and those apparent upon the land if any, as the same are shown on the map attached hereto.

record and those apparent upon the land, if any, as the date of this deed except those of grantor will warrant and forever defend to the heirs, assigns and assigns of the grantee.

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 deed, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 95,000.00.

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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 28th day of April, 19 94; 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.

STATE OF ~~OREGON~~ CALIFORNIA)
County of San Luis Obispo) ss.
April 28 , 1994

EVERETT DOYLE ROSE
LILLIAN ROSE

Personally appeared the above named _____
EVERETT DOYLE ROSE
LILLIAN ROSE

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

_____, by _____
_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

(SEAL)

EVERETT DOYLE ROSE and LILLIAN ROSE
1759 HIGHLAND
PASO ROBLES, CA 93446

GRANTOR'S NAME AND ADDRESS

MARLYS O'NEILL
251 SERENA
PALM DESERT. C

GRANTEE'S NAME AND ADDRESS

After recording return 0)

MARLYS O'NEILL
251 SERENA
PALM DESERT, CA 92260

NAME, ADDRESS, ZIP

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

MARLYS O'NEILL
251 SERENA
PALM DESERT, CA 92260

NAME, ADDRESS, ZIP

STATE OF OREGON.

55

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
affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

TO BE ATTACHED TO WARRANTY DEED

STATE OF CALIFORNIA

COUNTY OF San Luis Obispo } S.S.

On April 28, 1994 before me,
Jane Marie Victor

a Notary Public in and for said County and State, personally appeared
Everett Doyle Rose and Lillian Rose***

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

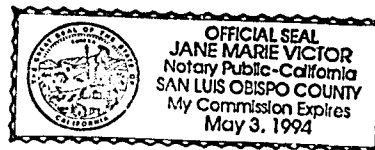
WITNESS my hand and official seal

Signature

F 2492 (5-91)

Jane Marie Victor

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day
of May A.D., 19 94 at 3:17 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 13771.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullenbore