

1967/50

37975 28- 8465 Vol. 15 Page 1723

STATE OF OREGON, PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That JOHN K. ROOF and JENNIE FAY ROOF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED LANGE and SCOTT HESS.

hereinafter called 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 Northwest Quarter of Southwest Quarter
(NW 1/4 SW 1/4) of Section 28, Township 2/
South, Range 8 East of the Willamette Meridian

(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 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 encumbrances shown on Exhibit "A," attached hereto and by this reference made a part hereof;

and those apparent upon the land and that grantor will warrant and forever defend the above granted 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 \$ 5,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 12th day of February, 1975.

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named JOHN K. ROOF AND JENNIE FAY ROOF.

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

Before me:

Notary Public for Oregon

My commission expires 1-21-77

(OFFICIAL SEAL) LIC

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Beasley & Knutson

7th St.
City (K.F.S.)

No.

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file number _____, Record of
Deeds of said County.

Witness my hand and seal of
County affixed.

By _____ Title
Deputy

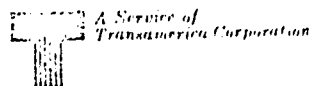
Until a change is requested, all
tax statements shall be sent to
the following name and address

same as is
to John Roof.

RECEIVED FEB 12 1975

11:45 am

690 Main Street Klamath Falls, Oregon 97601
(503) 885-5137



Transamerica Title Insurance Co

1724

February 7, 1975

John K. Roof
2318 Linda Vista
Klamath Falls, Oregon

Order No 28-8465

PRELIMINARY REPORT FOR

Standard Coverage Policy \$

Standard Loan Policy \$5,000.00

Premium:

Owners \$

Mortgagees \$ 50.00

Dear Sir:

We are prepared to issue title insurance in the form and amount shown above insuring the title to the land hereinafter described:

The NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

as of February 6, 1975 at 5:00 P. M., vest in

JOHN K. ROOF and JENNIE FAY ROOF, as tenants by the entirety.

subject to the usual printed stipulations and exceptions appearing in such form policy and also the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$6,000.00
Dated: November 27, 1974 Book: M-74 Page: 15253
Recorded: November 29, 1974
Mortgagor: John K. Roof and Jennie Fay Roof, husband and wife.
Mortgagee: Pacific West Mortgage Co., an Oregon corporation.

The above mortgage was assigned by instrument
Recorded: January 22, 1975 Book: M-75 Page: 996
to: Bertha Polschneider

continued ...

This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

Exhibit "A"
Page 1 of 2

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3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$6,000.00
Dated: November 27, 1974 Book: M-74 Page: 15255
Recorded: November 29, 1974
Mortgagor: John K. Roof and Jennie Fay Roof, husband and wife.
Mortgagee: Pacific West Mortgage Co., an Oregon corporation.

4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$12,000.00 (Cover Mtg.)
Dated: November 27, 1974 Book: M-74 Page: 15257
Recorded: November 29, 1974
Mortgagor: John K. Roof and Jennie Fay Roof, husband and wife.
Mortgagee: Pacific West Mortgage Co., an Oregon corporation.

Note: Taxes for the year 1974-75 in the amount of \$164.71, paid in full. (CODE 8 MAP 57 TL 64)

TRANSAMERICA TITLE INSURANCE CO.

BY

Gwen R. Schlumbohm
GWEN R. SCHLUMBOHM,
Title Officer

GRS:bjm

Order No. 28-8465 Page 2

Exhibit "A"
Page 2 of 2

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 12th day of FEBRUARY A. D., 1975 at 11:45 o'clock A M., and duly recorded in
Vol. M 75 of DEEDS on Page 1723

FEE \$ 6.00

WM. D. MILNE, County Clerk
By *W. D. Milne* Deputy