

24246

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONNA L. ROKSTOOL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEANNE LEE WHITLATCH, 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:

Tracts 16 and 17 in 400 SUBDIVISION, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

SUBJECT TO: Assessments of Klamath Irrigation District and Klamath Basin Improvement District; 2. Terms and provisions of instrument entitled "Notice to Persons intending to Plat Lands within the Klamath Basin Improvement District", recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon; 3. Mortgage, including the terms and provisions thereof, recorded February 6, 1970 in Volume M70, page 945, Microfilm Records of Klamath County, Oregon, which Grantee herein agrees to assume and pay.

(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 as shown herein 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 \$87,500.00. 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 17 day of January, 1977; 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.

Donna L. Rookstool
DONNA L. ROKSTOOL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
January 17, 1977

Personally appeared the above named
Donna L. Rookstool

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

STATE OF OREGON, County of) ss.

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Personally appeared and

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:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of JANUARY, 1977, at 3:07 o'clock P.M., and recorded in book M 77 on page 846 or as file/reel number 24246, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Magaz Deputy

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeanne Lee Whitlatch
Rt. 1, Box 570
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry St., S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP