

1-1-74

26169

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LESTER ROOKSTOOL and MARTIN D. ALTER,
a co-partnership.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE N. HORTON
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 3, 4, 5 and 6 in Block 34 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO:

1. Right-of-way easement, recorded November 22, 1976, in Volume M76 at page 18540,
Microfilm Records of Klamath County, Oregon.
2. Trust Deed, including the terms and provisions thereof, recorded August 20, 1976,
in Volume M76 at page 12992, Microfilm Records of Klamath County, Oregon, in
favor of First Federal Savings & Loan Association of Klamath Falls, Oregon, which
Trust Deed Grantee herein assumes and agrees to pay according to terms contained
therein.
3. Trust Deed, including the terms and provisions thereof, recorded August 20, 1976,
in Volume M76 at page 12994, Microfilm Records of Klamath County, Oregon, in **

(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

**favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Trust
Deed the Grantee herein assumes and agrees to pay according to terms contained therein

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 \$ 86,920.00

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 2nd day of March, 19 77;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of Klamath
3/2, 19 77

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____

_____ 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 be-
half 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)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Wayne N. Horton
1450 Carlson Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Unit a change is requested on tax statements shall be sent to the following address.

Mr. Wayne N. Horton
Address as above

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
2nd day of MARCH, 19 77,
at 12:12 o'clock P.M., and recorded
in book M77 on page 3636 or as
file/reel number 26169,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MYTNE

Recording Officer

By Hazel Drayton DeputyFEE \$ 3.00