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30759

WARRANTY DEED

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38-12574

NOW ALL MEN BY THESE PRESENTS, That... LEOPAL G. ROOKS, widow of TALMAGE M. ROOKS.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **LARRY GEORGE WALKER**
and **MARIAN LORRAINE WALKER**, husband and wife, , 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:

Lot 44 of FIRST ADDITION TO SUMMERS LAND HOMES, Klamath County
Oregon.

SUBJECT TO: Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof; recorded December 12, 1958, Book 307, at page 441.

(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

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 \$ 29,500.00

[illegible]

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 8TH day of June, 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.

**(If executed by a corporation,
affix corporate seal)**

STATE OF OREGON,)
County of Klamath) ss.
June 8, 19 77.

Personally appeared the above named Leopal
G. Rooks

..... and acknowledged the foregoing instru-
ment to be **her** voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-12-80

Leopal. G. Rooks
4795 Oakx Drive

113, Oregon 9700

GRANTOR'S NAME AND ADDRESS

Larry George & Marian Lorraine Walker
5846 Estate Drive

11-000000

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James G. Green, 6 Marion Lane, Walla Walla

G. Malignant

5846 Estate Drive

Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

tax statements shall be

STATE OF OREGON, County of.....) ss.
....., 19.....

Personally appearedand

..... 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

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:

(ORIGINAL)

DATE: 11/01

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON

STATE OF OREGON,

County of KLAMATH ss.
I certify that the within instrument was received for record on the
9th day of JUNE 19 77

at 3:33 o'clock P.M., and recorded

SPACE RESERVED
FOR

Witness my

hand and seal of

County affixed.

✓ 1 ✓