

MOUNTAIN TITLE COMPANY

47204

6358-771
WARRANTY DEED

Vol. 13 Page 8586

KNOW ALL MEN BY THESE PRESENTS, That..... WILLIAM H. POHLL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. ROOT and NANCY L. ROOT, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 24 in Block 5 of Tract 1003, known as THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. A 20 foot building setback along Eberlein Avenue, as shown on dedicated plat.
3. An 8 foot utility easement along rear of lot, as shown on dedicated plat.
4. Restrictions and easements contained in plat dedication.
5. An easement created by instrument recorded April 5, 1940 in Volume 128, page 267.
6. An easement and right-of-way 10 feet wide created by instrument recorded June 8, 1956 in Volume 284, page 22.
7. An easement created by instrument recorded June 5, 1967 in Volume M67, page 4178.

(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 set forth above and apparent upon the land,

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 \$49,500.00. 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 (H), 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 25th day of April, 1978; 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)

William H. Pohll

STATE OF OREGON,

County of Klamath } ss.
April 25, 1978

Personally appeared the above named William H. Pohll

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

(OFFICIAL SEAL)

Before me: *Gray B. Putnam*
Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of Klamath } ss.
April 25, 1978

Personally appeared _____ and _____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William H. & Nancy L. Root
20480 S. W. Bermuda Court
Aloha, Or. 97005

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of May, 1978, at 12:35 o'clock P.M., and recorded in book M78 on page 8586 or as file/reel number 47204.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Win. D. Milne

Recording Officer

By *William H. Pohll* Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY