

1-1-74

64154

WARRANTY DEED

Vol. 479 Page 6051

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry F. Root, Jr.
and Eloise I. 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot Twenty (20), Block Nine (9), Jack Pine Village, according
to the official plat thereof on file with the County Clerk of
Klamath County and Subject to the Building and Use Restrictions
appurtenant thereto and on file in Volume M-69, Page 3870 Deed
Records.

(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: Covenants, Conditions, Restrictions, Reservations,
Rights, Rights of Way and Easements now of Record
if any.

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 \$1,595.00
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.)
part of the consideration

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 9th day of November, 19 74;
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 DeschutesNovember 9, 19 74

Personally appeared the above named

Betty Jane Ahern

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires 10-2-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, 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 _____

_____ 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)

Notary Public for Oregon

My commission expires:

Betty J. Ahern52427 River Pine RoadLa Pine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Henry F. Root Jr.P.O. Box 85Redmond, Oregon 97756

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Henry F. Root, Jr.P.O. Box 85Redmond, Oregon 97756

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Henry F. Root, Jr.P.O. Box 85Redmond, Oregon 97756

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
16th day of March, 19 79,
at 3:31 o'clock P M., and recorded
in book M79 on page 6051 or as
file/reel number 64154

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne Recording Officer
By Bernetha Schuch Deputy

Fee \$3.00