

04-41792 T/A 38-18448

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

66-35

WARRANTY DEED

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 779 Page 9558

KNOW ALL MEN BY THESE PRESENTS, That MYRL T. ROOT and JUDY A. ROOT, Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD J. BREAZEALE and LINDA D. BREAZEALE, 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 16, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

(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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of 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 \$ 22,500.00

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 26 day of April, 1979; 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)

Myrl T. Root
Judy A. Root

STATE OF OREGON, } ss.
County of Klamath
April 26, 1979

Personally appeared the above named
MYRL T. ROOT and JUDY A. ROOT

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

(OFFICIAL SEAL)

Before me: Gerald V. Brown

Notary Public for Oregon

My commission expires: 11-12-82

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

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:

Myrl T. and Judy A. Root
2411 White Avenue
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Howard J. and Linda D. Breazeale
6530 Reeder Road
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

CLARA BRANLEY KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

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

CLARA BRANLEY KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of April, 1979, at 10:36 o'clock A.M., and recorded in book M79 on page 9558 or as file/reel number 66295

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha J. Ketchum Recording Officer Deputy

Fee \$3.00