

71811

WARRANTY DEED

Vol. 79 Page 18522

KNOW ALL MEN BY THESE PRESENTS, That
WILLIAM H. ROOT and NANCY L. ROOT, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HORACE LINCOLN ROOT and WILMA ROOT, husband and wife
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 24, Block 5 of Tract 1003, known as 3rd Addition to Moyina, 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 covenants, conditions, easements and rights of way of record, except that
certain Mortgage to the Department of Veterans Affairs which the grantee herein
agrees to assume and pay.

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 \$-nil-
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the 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 1st day of August, 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)

William H. Root
Nancy L. Root
Nancy L. Root

STATE OF OREGON,
County of Jackson } ss.
August 1, 1979, 19

STATE OF OREGON, County of } ss.
19

Personally appeared the above named
William H. Root and
Nancy L. Root
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Personally appeared
and
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 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: 1-14-82

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Root

Root

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Landmark Title and Escrow, Inc.
700 East Main St.
Medford, Or. 97501

NAME, ADDRESS, ZIP

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

M/M Horace Root
601 No. Columbus
Medford, Oregon 97501
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
3rd day of August, 1979,
at 11:48 o'clock AM., and recorded
in book 1179 on page 13522 or as
file/reel number 71811
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

H. D. Milne
Recording Officer
By: [Signature] Deputy

Fee \$3.50