

1-1-74

71812

WARRANTY DEED

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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 appertaining, 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*  
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 and

Personally appeared the above named

William H. Root and  
Nancy L. Root

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

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 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.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires:

1-16-82

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Root

GRANTOR'S NAME AND ADDRESS

Root

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 instrument was received for record on the  
3rd day of August, 1979,  
at 11:48 o'clock A.M., and recorded  
in book M79 on page 18523 or as  
file/reel number 71812

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By *Penelope A. Hitch* Deputy

Fee \$3.50