

1-1-74

72340

WARRANTY DEED

Vol. 779 Page 19356

KNOW ALL MEN BY THESE PRESENTS, That HORACE LINCOLN ROOT and WILMA ROOT
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL M. ADDY and
SUSAN E. ADDY, 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 THIRD ADDITION TO MOYINA, County
of Klamath, State of Oregon.

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. An easement created by instrument recorded in Volume 128, page 267.
4. An easement created by instrument recorded in Volume 284, page 22.
5. An easement created by instrument recorded in Volume M67, page 4178.
6. Utility easements as delineated on the recorded plat along the South 8 feet.
7. Setback restrictions as delineated on the recorded plat along the North 20 feet.

continued....

(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,

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 \$ 53,500.00

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 ①, 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 13th 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)

Horace Lincoln Root
Wilma Root

STATE OF OREGON,

County of Jackson } ss.
August 13, 1979.

Personally appeared the above named Horace
Lincoln Root and Wilma Root

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

Before me:
(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 1-16-82

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 _____

_____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul M. and Susan E. Addy
6726 Eberlein
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

continued...

8. Mortgage in favor of the State of Oregon Dept. of Veterans Affairs, recorded in Volume M78, page 8587, which the grantees herein agree to assume and pay according to the terms contained therein.

19357

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 14th day of August A. D. 1970 at 3:10 o'clock P. M., on

filed recorded in Vol. M79, of Deeds on Page 19356

Wm D. MILNE, County Clerk

By Berntha J. Hetch

Fee \$7.00