

OA

K-37771  
WARRANTY DEED

Vol. 1185 Page 10775

50958

KNOW ALL MEN BY THESE PRESENTS, That KEITH E. McCLUNG and JIM L. McCLUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESTER ROOKSTOOL and M. HELEN ROOKSTOOL, 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 19, Frontier Tracts, 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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those 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 \$4,933.99. 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 8th day of July, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

KEITH E. McCLUNG

JIM L. McCLUNG

STATE OF OREGON, }  
County of Klamath } ss.  
July 8, 1985

STATE OF OREGON }  
COUNTY OF KLAMATH } July 11, 1985

Personally appeared the above named  
Keith E. McClung and Jim L. McClung

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

Before me,  
(OFFICIAL SEAL) UBERTA MOORE  
Notary Public for Oregon  
My commission expires: 8/27/87

Personally appeared the above named JIM L. McCLUNG and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,  
(OFFICIAL SEAL) UBERTA MOORE  
My Commission Expires:  
8/27/87

Keith E. &amp; Jim L. McClung

GRANTOR'S NAME AND ADDRESS

Lester &amp; M. Helen Rookstool

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Co. Title Co.

is following address.

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of July, 1985, at 2:11 o'clock P.M., and recorded in book/reel/volume No. 1185 on page 10775 or as fee/file/instrument/microfilm/reception No. 50958, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
By Bernetha A. Helzlsouer Deputy

Fee \$5.00