

WARRANTY DEED
MTC 30023 mk

KNOW ALL MEN BY THESE PRESENTS, That HARVEY ALLEN and LINDA ALLEN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. ROOT and VALERIE G. ROOT, 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, the 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 6 in Block 1 of Rainbow Park on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 115,000.00

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 13 day of May, 19 93; 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.

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

Harvey Allen

LINDA ALLEN

Personally appeared the above named _____
HARVEY ALLEN
LINDA ALLEN

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

HARVEY ALLEN and LINDA ALLEN
1718 BUENA VISTA STREET
BAKERSFIELD, CA 93304

GRANTOR'S NAME AND ADDRESS
JAMES M. ROOT and VALERIE G. ROOT
216 MARIPOSA TERRACE
MEDFORD, OR 97540

GRANTEE'S NAME AND ADDRESS
After recording, return to:
JAMES M. ROOT and VALERIE G. ROOT
216 MARIPOSA TERRACE
MEDFORD, OR 97540

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
JAMES M. ROOT and VALERIE G. ROOT
216 MARIPOSA TERRACE
MEDFORD, OR 97540

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument 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.

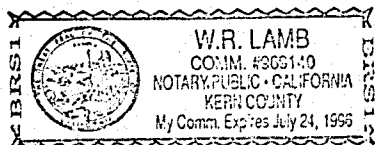
By _____ Recording Officer
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIACounty of KERNOn 7-13-93 before me, W.R. LAMB, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared HARVEY ALLEN AND LINDA ALLEN
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

W.R. Lamb

SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT WARRANTY DEEDNUMBER OF PAGES 1 DATE OF DOCUMENT 7-13-93

SIGNER(S) OTHER THAN NAMED ABOVE _____

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of July A.D., 19 93 at 1:47 o'clock P.M., and duly recorded in Vol. M93,
of Deeds on Page 17576.

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas M. Henderson