

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That

EVERETT W. ROOT and JUNE D. ROOT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN P. DANIELS, SR. and HILZELANNE DANIELS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey to 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 CLATSOP and State of Oregon, described as follows, to-wit:

PARCEL 1: Lot 2 in Block 1 of Tract 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County,

~~Oregon. PARCEL 2: The E1/2 of the NW1/4 of the SE1/4 of Section 22,
Township 36 South, Range 10 East of the Willamette Meridian, 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 and to determine any limits on lawsuits against farming or forest practices as defined in: ORS 30.930."

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 \$ 36,000.00

[illegible]

[illegible]

In Witness Whereof, the grantor has executed this instrument this 30 day of August, 1994; 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.

MOUNTAIN TITLE COMPANY

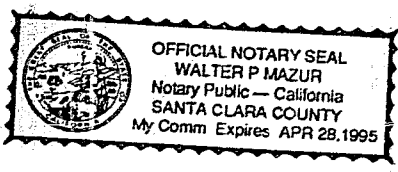
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of SANTA CLARA
On AUG 30 1994 before me,

Walter P. Mazur - Notary Public
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared EVERETT W. Root AND JUNE D. Root
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.

Walter P. Mazur
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)

N/A

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
NUMBER OF PAGES ONE DATE OF DOCUMENT AUG 30 1994
SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co
of Sept A.D., 1994 at 1:50 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 29488

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline Mullendore