

NL

52271

MTC 43563-KR
SPECIAL WARRANTY DEED

Vol. M98 Page 2603

KNOW ALL MEN BY THESE PRESENTS, That

AMBROSE W. MC AULIFFE and SUSAN J. MC AULIFFE, husband & wife, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JAMES M. ROOT and VALERIE K. ROOT, husband & wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County
of Klamath, 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.

AMERTITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real
property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend
the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,
or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$150,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of January, 1998;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

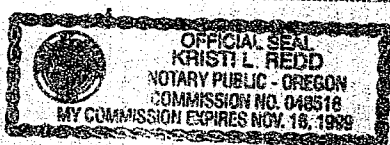
AMBROSE W. MC AULIFFE

SUSAN J. MC AULIFFE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 26, 1998,
by AMBROSE W. MC AULIFFE and SUSAN J. MC AULIFFE

This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/18/99

AMBROSE W. MC AULIFFE & SUSAN J. MC AULIFFE

P.O. BOX 456

FORT KLAMATH, OR 97626

Grantor's Name and Address

JAMES M. ROOT & VALERIE K. ROOT

P.O. BOX 129

MEDFORD, OR 97501

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES M. ROOT & VALERIE K. ROOT

P.O. BOX 129

MEDFORD, OR 97501

Until requested otherwise send all tax statements to (Name, Address, Zip):

JAMES M. ROOT & VALERIE K. ROOT

P.O. BOX 129

MEDFORD, OR 97501

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 27th day
of January, 1998, at
3:42 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
2603 and/or as fee/file/instru-
ment/microfilm/reception No. 52271,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

By Christine M. Mullendeg Deputy

Fee \$30.00

Unofficial
Copy