

50276

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KNOW ALL MEN BY THESE PRESENTS, That Fred L. Cochran, a single man,

in consideration of ten and no/100 (\$10.00) Dollars, hereinafter called the grantor,

to grantor paid by Roger W. Peters and Carolyn J. Peters, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the county therein named below, described as follows, to-wit: beginning 238.7 feet North

of a point 557.4 feet West of the corner common to Townships 39 and 40, South of Range 7, E.W.M. in Klamath County, Oregon; thence, North 208.7 feet to a point; thence, West 208.7 feet to a point; thence, South 208.7 feet to a point; thence, East 208.7 feet to the point of beginning, containing one (1) acre, more or less

Subject to easements and rights of way of record and those apparent upon the ground.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above mentioned

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except as above mentioned.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 29th day of April, 1964.

*Fred L. Cochran*  
(SEAL)

(SEAL)

(SEAL)

(SEAL)

(ORS 93 490)

STATE OF OREGON, County of Klamath

Personally appeared the above named Fred L. Cochran, ss. April 29, 1964, a single man,

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

Before me  
*W. C. Yaden*  
Notary Public for Oregon  
My commission expires May 16, 1967.

(SEAL)

WARRANTY DEED

Fred L. Cochran, single

TO

Roger W. Peters and wife.

AFTER RECORDING RETURN TO

Roger W. Peters,  
Route 3, Box 360,  
Ashland Highway,  
Klamath Falls, Oregon.

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of April, 1971, at 11:14 o'clock A.M., and recorded in book M 71 on page 2737 Record of Deeds of said County.

Witness my hand and seal of County attixed.

Wm. D. Milne

County Clerk-Recorder.

By *Alice C. Reiger* Deputy.

Fee \$1.50

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716

FIRST existing

The property

which said described real property, tenements, appurtenances, and fixtures, including all improvements, equipment and fixtures, and all other things in any way connected with or appertaining to the above described premises, including all such agreement of the grantor heretofore made, and made by the beneficiary or order and made by the grantor.

May 10, 1964  
This deed shall not be further subject to any lien or claim of any kind, and shall be subject to the lien of the mortgage of the grantor, and the grantor hereby warrants to and defends the title to the premises and the right of the beneficiary to the same.