

FORM No. 633—WARRANTY DEED. 1967/50

KNOW ALL MEN BY THESE PRESENTS, That LLOYD D. COGLEY and SUZANNE M. COGLEY, husband and wife

to grantor paid by MARY LOUISE HOOPER, a single woman,

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:

South half of Lot 2 in Section 7, Township 40 South, Range 12 East, Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SUBJECT TO: Reservations and restrictions contained in patent from the United States of America to Lloyd D. Cogley and Suzanne M. Cogley, dated July 24, 1969, recorded August 4, 1969, Vol. M69 page 6730, Microfilm records of Klamath County, Oregon, as follows: " . . . 1. A right of way thereon for ditches or canals constructed by the authority of the United States Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945; and 2. All the oil and gas in the land so patent, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 7, 1914, 38 Stat. 509, as supplemented; 30 U.S.C. 121-124." Also a certain right of way or easement for a roadway

-continued on reverse- (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 those mentioned above and those apparent on the land,

and that grantor will 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 those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$None (gift).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this day of January, 1974

STATE OF OREGON, County of Klamath) ss. Personally appeared the above named Lloyd D. Cogley and Suzanne M. Cogley, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: Notary Public for Oregon My commission expires 10-20-75

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED LLOYD D. COGLEY and SUZANNE M. COGLEY, TO MARY LOUISE HOOPER AFTER RECORDING RETURN TO

STATE OF OREGON County of Klamath I certify that the within instrument was received for record on the day of January, 1974 at o'clock M., and recorded in Book on page or as file number, Record of Deeds of said County. Witness my hand and seal of County affixed. WM. D. MILNE County Clerk Title By Deputy

1974 JAN 10 12 30 PM

No. 633 Mail Tax Statements to: Mary Louise Hooper 1766 Vallejo Apt 404 San Francisco, Cal

SUBJECT TO continued:

over and across a strip of lane 30' in width on the westerly boundary of said property lying parallel with and immediately adjacent to the easterly boundary of Lot 17 in Section One (1) Twp. 40 S. R. 11 E.W.M. extending from the easterly boundary of the right of way of the Bonanza-Malin Highway to the easterly boundary line of said section (one) 1, a distance of 1696 feet together with the right and privilege of constructing, reconstruction, maintaining and operating a roadway over and across said land with the right of ingress to and egress therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Lloyd D. Cogley

this 18th day of Jan A. D. 1974 at 12:30 clock P.M., and
duly recorded in Vol. 1474, of Deeds on Page 651

Fee \$4.00

Wm D. MILNE, County Clerk

Lucia Quintola