

1967/50

KNOW ALL MEN BY THESE PRESENTS, That DONALD D. WEAVER and JOEY E. WEAVER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. COOPER

, hereinafter called the grantee, 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:

The Southerly 60 feet of Lots 2, 3 and 4 of Block 36, Buena Vista Addition to the City of Klamath Falls, subject to that certain mortgage, including the terms and provisions thereof, executed by Melvin G. Loy, and Bobbie L. Loy, husband and wife to First Federal Savings and Loan Association of Klamath Falls, a corporation, dated August 26, 1959 and recorded September 1, 1959 in Mortgage Volume 192 at page 321, given to secure the payment of \$8,450.00, as evidenced by a note of even date, which grantee expressly assumes and agrees to pay.

(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 as above and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, easements, and rights of way of record 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 \$9,797.78.

~~IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, and the said grantee has hereunto set his hand and seal, at the City of Klamath Falls, Oregon, this 15th day of April, 1974.~~

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

Donald D. Weaver
DONALD D. WEAVER

Joey E. Weaver
JOEY E. WEAVER

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Donald D. Weaver and Joey E. Weaver, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-22-77

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

TO

AFTER RECORDING RETURN TO

First Federal Savings
540 Main
K. F.

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$2.00

STATE OF OREGON

County of Klamath

ss.

I certify that the within instrument was received for record on the 15th day of April, 1974, at 9:18 o'clock AM., and recorded in book M74 on page 4586 or as file number 87716, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *John A. Smith* Deputy

No.

633

Ca 2.00