

1-1-74

91378

28-7372

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ZION EVANGELICAL LUTHERAN CHURCH,  
an estate in fee simple,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH R. COOK  
and FAYE E. COOK, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southeasterly 15 feet of Lot 14, all of Lot 15, all of Lot 16; EXCEPT  
the Southeast 35 feet thereof, in Block 10, ELDORADO, Klamath County,  
Oregon.

SUBJECT TO Grantees assuming the existing Trust Deed, including the terms  
and provisions thereof, dated October 2, 1964, recorded October 12, 1964,  
in Mortgage Volume 226 at page 383, given to secure the payment of \$20,000.00  
with interest thereon and such future advances as may be provided therein,  
executed by James K. Knoles and Betty Lou Knoles, husband and wife to Oregon  
Title Company of Klamath County, trustee for beneficiary First National Bank  
of Oregon.

FURTHER SUBJECT TO: Reservations, easements, restrictions and/or rights-  
of-way of record and those apparent on the land.

(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  
stated hereinabove,

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 \$ 27,500.00

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 and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of July, 1974;  
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.

(If executed by a corporation,  
affix corporate seal)

ZION EVANGELICAL LUTHERAN CHURCH

By B. J. Thickett Elder

STATE OF OREGON,

County of Klamath

July 24, 1974

STATE OF OREGON, County of

19

Personally appeared

and

each for himself and not one for the other, did say that the former is the

president and that the latter is the  
secretary of

Personally appeared the above named B. J.  
Thickett, Elder of Zion  
Evangelical Lutheran Church

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 8-12-77

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

ZION EVANGELICAL LUTHERAN CHURCH  
1025 High Street  
Klamath Falls, Or.

GRANTOR'S NAME AND ADDRESS

JOSEPH R. & FAYE E. COOK  
140 Dahlia Street  
Klamath Falls, Or.

GRANTEE'S NAME AND ADDRESS

After recording return to:  
grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

First National Bank  
P. O. Box 608  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
29th day of JULY, 1974,  
at 10:58 o'clock A.M., and recorded  
in book 71 on page 9139 or as  
file/reel number 91378,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. HILG

Recording Officer

By Harold Dagle Deputy

FEE \$ 2.00