

1-24674

33726

- WARRANTY DEED -

WINSTON COOK and JUDY COOK, husband and wife, grantors, convey to CLYDE L. RODGERS and LESLIE W. RODGERS, Husband and wife, all that real property situate in the county of Klamath, State of Oregon, described as:

The Northerly one-half of the following described property: Beginning at a point 1073.5 feet North of a point 303.7 feet West of the corner of Townships 39 and 40 South, Range 7 and 8 E.W.M., Oregon; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the place of beginning, being a portion of Section 36 Township 39 South, Range 7 East of the Willamette Meridian

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, executed by Winston Cook and Judy Cook, his wife, as grantors, to Klamath County Title Company, an Oregon corporation, as Trustee for James L. Kenney and Jacqueline E. Kenney, his wife, as beneficiary, dated February 11, 1970, recorded March 24, 1970, in Volume M70, page 2298, Microfilm records of Klamath County, Oregon, to secure the payment of \$10,000, which Trust Deed Grantees herein assume and agree to pay.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1974-75 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Fourteen Thousand and No/100ths (\$14,000.00) DOLLARS.

DATED this 8<sup>th</sup> day of October, 1974.

Winston Cook  
Judy Cook

STATE OF OREGON )  
County of Klamath ) ss.

October 8, 1974.

Personally appeared the above-named WINSTON COOK and JUDY COOK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

W D McKinnin  
Notary Public for Oregon  
My Commission expires: 10-9-77

Until a change is requested all tax statements shall be mailed to the following address: Mr. Clyde L. Rodgers, General Delivery, Hungate, 97624  
Ret. deed to same

STATE OF OREGON, COUNTY OF KLAMATH, ss. KIAMATH COUNTY TITLE CO

Filed for record at request of this 9th day of OCTOBER A.D., 19 74 at 1:26 o'clock P.M., and duly recorded in Vol. M 74 of DEEDS on Page 13205

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Hayden Deputy