

2984

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd., a limited partnership, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARSHALL WILLIAM COOPER and FRANCES J. COOPER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 31, Fifth Addition, Klamath River Acres, according to the official plat thereof on file in the records of Klamath County, Oregon.

(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 easements and restrictions of record or apparent on the face of the land,

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 \$8,800.00. ~~HOOD, the actual consideration consists of other property or value given or promised when the consideration is not stated in terms of dollars. (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 10th day of July, 1975; 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)

STATE OF OREGON,)
County of Klamath) ss.
July 10, 1975

Personally appeared the above named
E. J. SHIPSEY, a general partner
of Klamath River Acres of Oregon,
Ltd., and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

By *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 7/19/78

[Signature]
Attorney-in-fact for Benjamin Curtis Harris
a general partner of Klamath River Acres of
Oregon, Ltd.
STATE OF OREGON, County of) ss.
July 10, 1975

Personally appeared _____ and
_____, who, being duly sworn,
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
_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Klamath River Acres of Oregon, Ltd.
Box 52
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS
Marshall W. & Frances J. Cooper
2853 Memorial Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. M. W. Cooper
2853 Memorial Dr.
Klamath Falls, Oregon 97601

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

Mr. and Mrs. M. W. Cooper
2853 Memorial Dr.
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON)

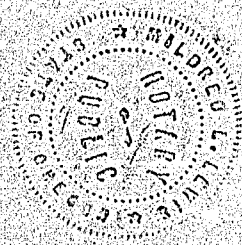
) ss

County of Klamath)

On the 10th day of July, 1975, personally appeared E. J. SHIPSEY, who being first duly sworn, did say that he is the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he executed the foregoing instrument by authority of and in behalf of said Principal; and that he acknowledged said instrument to be the act and deed of said Principal.

Before me:

Mildred L. Lewis
Mildred L. Lewis,
Notary Public for Oregon
My Commission expires: 7/19/78



STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of MILDRED LEWIS
this 23rd day of JULY A. D. 19 75 at 9:20 o'clock A. M., or
duly recorded in Vol. M 75, of DEEDS on Page 8.

FEE \$ 6.00

By *Hazel Drazie*
Wm D. MILNE, County Clerk