

70.9

14057

KNOW ALL MEN BY THESE PRESENTS, That Gary J. Cooper and Phyllis L. Cooper, husband and wife,

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Harvey H. Warner and Patricia L. Warner, husband and wife,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A tract of land situated in the Northeast quarter of the Southeast quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at any iron pipe which is 1605.05 feet North and 30.00 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian and running thence West 208.71 feet; thence South 208.71 feet; thence East 208.71 feet; thence North 208.71 feet to the point of beginning, EXCEPTING THEREFROM the South 30 feet used for county road purposes.

SUBJECT TO: Regulations, rights and assessments of Klamath Irrigation District; easements and rights of way of record and to mortgage, including the terms and provisions thereof, dated December 24, 1973, recorded January 4, 1974 in Book M-74 at page 93 to State of Oregon, represented and acting by the Director of Veterans' Affairs, which the grantees assume and agree to pay according to its terms and provisions.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).
the whole

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 7th day of November, 1975.

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named Gary J. Cooper and Phyllis L. Cooper, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *John D. Buchner*
Notary Public for Oregon
My commission expires 11/25/76

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.

Special WARRANTY DEED

Gary J. Cooper, et ux

TO
Harvey H. Warner, et ux

No.

AFTER RECORDING RETURN TO
Harvey H. Warner
Route 2 Box 689-j
Klamath Falls, Oregon 97601

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

FEE \$ 3.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 10th day of NOVEMBER, 1975, at 11:18 o'clock A.M., and recorded in book M.75 on page 14057
Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. FILME

COUNTY CLERK

Title.

By *Arnell Maguire* Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

DEPARTMENT OF VETERANS' AFFAIRS, 1225 Ferry St. S.E. Salem, Ore

14058
1975
after called the seller,
per called the buyer,
in contained, the
the following de-
to-wit: