

WARRANTY DEED

Vol. 76 Page 617

LEWIS H. MOSS and CHARLOTTE A.

KNOW ALL MEN BY THESE PRESENTS, That MOSS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WINSTON B. COOK and JUDITH ANN COOK, husband and wife 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 Easterly 113 feet of Tract 38 of Fair Acres Subdivision No. 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom any portion thereof lying within the right of way of Kane Street. SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; any unpaid charges or assessments of South Suburban Sanitary District; reservations and restrictions contained in deed from Walter T. Smith et al to Wilma Payne dated 5-21-30 recorded 5-18-35 in Vol. 100, page 520 Deed Records of Klamath County, Oregon and Trust Deed given by Lewis H. Moss & Charlotte A. Moss and Trustee Transamerica Title Insurance Co, recorded 1-16-75, Vol. M73, page 552, Mortgage Records of Klamath County, Oregon.

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

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 \$ 17,000.00

However, the actual consideration consists of the value of the 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 17th day of December, 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)

Lewis H. Moss
Charlotte A. Moss

STATE OF OREGON,
County of Multnomah } ss.
December 18, 1975.

Personally appeared the above named Lewis H. Moss and Charlotte A. Moss.

STATE OF OREGON, County of Multnomah } ss.
December 18, 1975.
Personally appeared Lewis H. Moss and Charlotte A. Moss, 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires: 4-23-77

Before me, Notary Public for Oregon
My commission expires: 4-23-77

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of JANUARY, 1976, at 3:54 o'clock P.M., and recorded in book 176 on page 617 or as file/reel number 9161

Record of Deeds of said county. Witness my hand and seal of County affixed.

By W. D. MILNE Recording Officer
Hazel Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Midland Empire Realty
1006 Main St.
City
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Wendell and Judith Ann Cook
5151 1st St. NW
N. Tall. 97601
NAME, ADDRESS, ZIP

76 JUN 12 PM 4 02

76 JUN 12 PM 4 02

to its all of credin declare closed as above Branch all state foreclose Finance of a state Administ En successors In context so and that corporation IN written
*IMPORTANT Note such word is de this purpose, see Stevens-Ness Form