

A 5626-5

-WARRANTY DEED-

JIMMIE A. LEE and LORNA EUGENIA LEE, husband and wife, Grantors,
convey to DAVID T. COOPER and FRANCIS C. COOPER, husband and wife, all
that real property situate in the County of Klamath, State of Oregon,
described as:

That portion of the W 1/2 W 1/2 SW 1/4 NE 1/4 of Section 35,
Township 38 South, Range 9 E.W.M., lying Southerly of Enter-
prise Irrigation Ditch, EXCEPTING THEREFROM the Westerly 60
feet thereof. And a tract of land situated in the SW 1/4 NE 1/4
of Section 35, Township 38 South, Range 9 E.W.M., more partic-
ularly described as follows: Beginning at the Southwest corner
of the SW 1/4 NE 1/4 of said Section 35; thence Northerly along
the West line of the SW 1/4 NE 1/4 of said Section 35, 195
feet; thence Easterly at right angles to the said West line
40 feet to the true point of beginning of this description;
thence continuing Easterly 20 feet; thence Southerly parallel
to the said West line to a point on the South line of the SW
1/4 NE 1/4 of said Section 35; thence Westerly along said
South line 20 feet; thence Northerly to the true point of
beginning

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; rules,
regulations, liens and assessments of water users and sanitation dis-
tricts; 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 Twenty
Five Thousand and No/100ths (\$25,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed
to the following address: David T Cooper 875 Wiard St. Klamath Falls, OR 97601.

DATED this 16 day of April, 1976.

JIMMIE A. LEE and LORNA EUGENIA LEE

By: Lorn B. Dalcour
Lorn B. Dalcour, their attorney-
in-fact

STATE OF OREGON)
County of Klamath) ss.

Apr 16, 1976.

Personally appeared Lorn B. Dalcour, who, being sworn, stated that
she is the attorney-in-fact for Jimmie A. Lee and Lorna Eugenia Lee,
and that she executed the foregoing instrument by authority of and in
behalf of said principals; and she acknowledged said instrument to be
their act. Before me:

After recording return to David T. Cooper
875 Wiard ST Notary Public for Oregon
Klamath Falls, My Commission expires: 8-8-79
Oregon 97601

WILLIAM P. BRANDSNESS

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of
APRIL A.D., 19 76 at 2:21 o'clock P M., and duly recorded in Vol. M 76
of DEEDS on Page 5626.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By: Hazel Drake Deputy