

18013

KNOW ALL MEN BY THESE PRESENTS, That DON M. KINSEY and VERDA M. KINSEY  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES CARL COOK  
and KATHLEEN COOK, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 55 feet of the South 20 feet of Lot 5 and the East 55 feet of Lot 6  
in Block 1, FAIRVIEW ADDITION, to the City of Klamath Falls, Oregon, according  
to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.

(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

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 \$14,235.00.  
However, the actual consideration consists of or includes other 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 20th day of August, 1976  
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

August 20, 1976

Personally appeared the above named  
Don M. Kinsey and Verda M.  
Kinsey

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *W. Darlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-21-77

VERDA M. KINSEY  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
1976

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:

(OFFICIAL  
SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
23 day of August, 1976  
at 2:10 o'clock P.M., and recorded  
in book M76 on page 13080 or as  
file/reel number #18013.

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

William D. Milne  
Recording Officer

By *Hazel Dwyer* Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Cook  
1113 Upham St.  
Klamath Falls, Oregon 97601

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

Director of Veterans Affairs  
1225 Ferry St., S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE