

1-1-74

19535

WARRANTY DEED

MTC #664-2285

15267



KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. COOL and JANICE M. COOL,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES EDWARD COOPER and GEORGINA M. 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. . . .

## SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien not yet due and payable.
2. Covenants, conditions, restrictions and easements, imposed by instrument, including the terms and provisions thereof, recorded in Volume 43, page 541, Deed Records of Klamath County, Oregon.
3. Easement for existing sewer-line in vacated street area reserved by ordinance No. 5107, recorded January 8, 1960, in Deed Volume 318, page 210 and the condition imposed thereby.

(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 as set forth above

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 \$ 21,000.00. 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 28th day of September, 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 ) ss.  
September 28, 1976

Personally appeared the above named  
Robert D. Cool and Janice M. Cool

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

Before me:  
(OFFICIAL SEAL) Arlene J. Addington  
Notary Public for Oregon  
My commission expires: 3-21-77

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)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Charles E. Cooper  
1342 Johnson  
City, 9760

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
1225 Perry S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instru-  
ment was received for record on the  
day of 1976

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



15208

MTC. NO. 664-2285

DESCRIPTION  
EXHIBIT "A"

PARCEL I.

Lot 6 in Block 28, and the North one-half of vacated Donald Street, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom that portion described as follows:

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof (said corner being located on the West line of Johnson Street); thence, West along the North line of said Lot 6 a distance of 90 feet; thence, South and parallel with the East line of said Lot 6 a distance of 75 feet to a point in vacated Donald Street; thence, East and parallel with the South line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson Street (being also, the East line of said Lot 6 extended); thence, North along said West line of Johnson Street and the East line of said Lot 6, a distance of 75 feet to the point of beginning.

PARCEL II.

Lot 1 in Block 29 of HILLSIDE ADDITION to City of Klamath Falls, Oregon, according to the official plat thereof, together with the South half of vacated Donald Street lying adjacent to the North line of said Lot 1 in Block 29.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Mountain Title  
this 28 day of Sept A. D. 19 76 at 12:34 o'clock P. M., on  
duly recorded in Vol. M 76, of DEED on Page 15207  
6.00 Wm D. MILNE County Clerk  
*Wm D. Milne*