

1-1-74

13769

WARRANTY DEED

Vol. 1416 Page 15530

KNOW ALL MEN BY THESE PRESENTS, That... RONALD EUGENE OWENS and DONNA DELAINE OWENS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD GLEN COTHREN and CHRISTINE S. COTHREN, 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:

Lot 616, Block 128 MILLS 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.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded in Volume 93, page 32, Deed Records of Klamath County, Oregon from Klamath Korporation to Lillian Owens.

(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 shown 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 \$25,000.00

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 27 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)

RONALD EUGENE OWENS

DONNA DELAINE OWENS

STATE OF OREGON,

County of Klamath

September 27, 1976

STATE OF OREGON, County of) ss.

Personally appeared

Personally appeared the above named

Ronald Eugene Owens and Donna Delaine Owens

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1 day of October, 1976 at 4:00 o'clock P.M. and recorded in book 76 on page 15530 or as file/reel number 19769.

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

Wm. D. Milne County Clerk
Recording Officer

fee 3.00

By *Barbara D. Dicks* Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald and Christine Cothren

2520 Darrow Ave.

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

DVA

1225 Ferry, S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP