

21100

WARRANTY DEED

Vol. 16 Page 17856



KNOW ALL MEN BY THESE PRESENTS, That LARRY D. COOK and ELEANOR M. COOK, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE VERNON CHRISTENSEN and NANCY C. CHRISTENSEN, 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 5, Block 10, TRACT 1026 - THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Meadows Improvement District.
2. Regulations of South Suburban Sanitary District.
3. Building setback line 25 feet from Barry Drive as shown on dedicated plat.
4. Public utility easement as shown on dedicated plat.
5. Restrictions as shown on the recorded plat of The Meadows.
6. Covenants, easements and restrictions imposed by instrument recorded November 29, 1971 in Volume M71, page 12500.
7. An easement created by instrument recorded May 2, 1931 in Volume 95 page 177.

(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 those apparent upon the land,

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 \$ 37,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ consideration (indicate which). (The sentence between the symbols \odot , 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 8th day of November, 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)

Larry D. Cook
Larry D. Cook

Eleanor M. Cook
Eleanor M. Cook

STATE OF OREGON,

County of Klamath } ss.
November 8, 1976

Personally appeared the above named Larry D. Cook and Eleanor M. Cook

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

(OFFICIAL SEAL)

John B. Putah
Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath } ss.

Personally appeared _____, 19____, 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 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.

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of NOVEMBER, 1976, at 8:36 o'clock A.M., and recorded in book M. 76 on page 17856 or as file/reel number 21400. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WILLIAM D. MILNE

Recording Officer
By *Harold Hagan* Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene V. & Nancy C. Christensen
4601 Sturdivant
Klamath Falls, Oregon

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

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

NAME, ADDRESS, ZIP