

11-74

21496

WARRANTY DEED

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17874

KNOW ALL MEN BY THESE PRESENTS, That GEORGE M. CRAVEN and DOROTHY F. CRAVEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COLAN R. COOK and LETA J. COOK, 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:

Beginning at an iron pin on the South line of the SE 1/4 NE 1/4 of Section 16, Township 23 South, said point being S88° 13' 49" West a distance of 684.25 feet from the East one-fourth corner of said Section 16; thence S88° 13' 49" West along the South line of the SE 1/4 NE 1/4 of said Section 16 a distance of 605.29 feet to an iron pin on the East line of Kurtz Road; thence N00° 13' 32" East along the East line of Kurtz Road a distance of 369.52 feet to an iron pin; thence East a distance of 603.55 feet to an iron pin; thence South a distance of 350.82 feet to the point of beginning, situated in the SE 1/4 NE 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Survey No. 1118 as recorded in the office of the Klamath County surveyor.

(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 as of May 21, 1976, and free from all encumbrances since said date placed, permitted or arising by, through or under the grantor,

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 \$11,900.00

~~It is hereby acknowledged that the consideration stated above is the true and actual consideration paid for this transfer, and that the grantor has received the same in full payment of the purchase price of the above described premises.~~

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 10th 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)

George M. Craven
Dorothy F. Craven

STATE OF OREGON,
County of Yamhill
November 10, 1976

STATE OF OREGON, County of ss.
Personally appeared and

Personally appeared the above named
George M. Craven and Dorothy F. Craven, husband and wife

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

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

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

Before me
Notary Public for Oregon

My commission expires: October 7, 1980

(OFFICIAL SEAL)

GEORGE M. CRAVEN and DOROTHY F. CRAVEN,
2902 E. Second, Sp. #114
Newberg, Oregon 97132

COLAN R. COOK and LETA J. COOK
LaPine, Oregon 97739

After recording return to:

Colan R. Cook
LaPine, Oregon 97739

NAME, ADDRESS, ZIP

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

Colan R. Cook
LaPine, Oregon 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of NOVEMBER, 1976, at 2:03 o'clock P.M., and recorded in book M. 76 on page 17974 or as file/reel number 21496, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Draper Deputy
Recording Officer

FEE \$ 3.00