

01-10467 # 2591 MTC

21632

-WARRANTY DEED-

Vol. 76 Page 18261

JUNE S. COLE, Grantor, conveys and warrants to PATRICK CAVANAUGH and CAROL CAVANAUGH, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances, except as specifically set forth herein:

Lot 9 in Block 40 HOT SPRINGS 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

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; assessments and charges of City of Klamath Falls for sewer services; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty Six Thousand and No/100ths (\$36,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: FFS+L -mail

DATED this 16 day of November, 1976.

STATE OF OREGON)
) ss.
County of Klamath)

Nov 16, 1976.

Personally appeared the above-named JUNE S. COLE and acknowledged the foregoing instrument to be her voluntary act. Before me.

William P. Brandsness
Notary Public for Oregon
My Commission expires: 2-16-77

State of Oregon,]
County of Klamath] ss.

I hereby certify that the within instrument was received and filed for record on the 16th day of NOVEMBER, 19 76, at 3:43 o'clock P.M. and recorded on Page 18261 in Book M 76 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By Hazel D. Dwyer Deputy

Fee \$ 3.00

Return To: FFS+L
main

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601