

24501

WARRANTY DEED

Vol. 77 Page 1219

PAUL EDWARD FELKINS and EARLENE BONNIE

KNOW ALL MEN BY THESE PRESENTS, That
 FELKINS, husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. COOK and
 MARTHA A. COOK, husband and wife,
 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 ap-
 pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 21 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Reservations and restrictions imposed by deed recorded September 28, 1949 in
Volume 234, page 248.
3. Building setback line 20 feet from street, as shown on dedicated plat.
4. Utility easement as shown on dedicated plat.
5. Reservations as contained in plat dedication.

(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 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 \$43,900.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (franchise 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 21st day of January, 1977;
 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)

Paul Edward Felkins
 Earlene Bonnie Felkins

STATE OF OREGON,

County of Klamath

January 21, 1977

STATE OF OREGON, County of _____ ss.

Personally appeared _____

and

each for himself and not one for the other, did say that the former is the
 _____ who, being duly sworn,
 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)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
 ment was received for record on the
 21st day of JANUARY, 1977,
 at 3:50 o'clock P.M., and recorded
 in book M-77 on page 1219 or as
 file/reel number 24501.

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer
 By Hazel May Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas E. Cook & Martha A. Cook
 6421 Bryant Avenue
 Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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