

MTC 3142

LAW PUBLISHING CO., PORTLAND, ORE. 97204

1-1-74

29762

WARRANTY DEED

Vol. 77 Page 8636

KNOW ALL MEN BY THESE PRESENTS, That JOHN G. COKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERALD P. FLOWER and DONNA GEAN FLOWER, 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 in Block 3 of FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 easements, restrictions and reservations of record.

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 \$ 7,500.00

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 16 day of May, 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)

STATE OF OREGON, }
County of Deschutes } ss.
May 16, 1977

Personally appeared the above named
JOHN G. COKER

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

(OFFICIAL
SEAL)

Before me:
Jeanne A. Hickson

Notary Public for Oregon

My commission expires: 7-16-79

STATE OF OREGON, County of) ss.
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Personally appeared) and

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Central Oregon Escrow Service
PO Box 507
Bend OR 97701

NAME, ADDRESS, ZIP

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

Grantee

P. O. Box 339

Gilchrist, Oregon.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of KLAMATH

I certify that the within instrument was received for record on the 18th day of MAY, 1977, at 10:28 o'clock A.M., and recorded in book M77 on page 8636 or as file/reel number 29762.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel D. Maguire Deputy

FEE \$ 3.00

SPACE RESERVED FOR RECORDER'S USE