

30374

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WINSTON B. COOK and JUDITH A. COOK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN A. WELMER, 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:

Lots 29 and 30 in Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Regulations of South Suburban Sanitary District; Regulations of Enterprise Irrigation District; Reservations in dedication of St. Francis Park as follows: "The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots"; Reservations, restrictions and conditions in deed from Geo. S. Rusco and Esther Rusco, husband and wife, to Robert Halvorsen et ux, recorded February 21, 1948 in Volume 217, page 203, Deed Records 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

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 \$26,500.00. 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 31st 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 Klamath ) ss.  
May 31, 1977

Personally appeared the above named Winston B. Cook and Judith A. Cook, husband and wife.

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

Notary Public for Oregon  
My commission expires: 10-9-77

WINSTON B. COOK

JUDITH A. COOK

STATE OF OREGON, County of ) ss.  
1977

Personally appeared 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: (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 1st day of JUNE, 1977, at 12:42 o'clock P.M., and recorded in book 77 on page 9512 or as file/reel number 30374, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
By J. L. Draz Deputy  
FEE \$ 5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath Falls Real Estate Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
United States National Bank of Oregon  
c/o Realty Tax Service, 321 S.W. Fourth Ave.  
Portland, Oregon 97204  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE