

1967 501

KNOW ALL MEN BY THESE PRESENTS, That H & G INVESTMENTS, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK M. COOPER and JUDITH L. COOPER, 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 6 in Block 4 of THE TERRACES 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.

SUBJECT TO:

1. Restrictions contained in the deed recorded May 11, 1929 in Volume 86, page 399, Deed Records of Klamath County, Oregon, to wit:
"Subject to the restriction that no dwelling house shall be erected thereon to cost less than \$3,000.00 unless approved by sellers."
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: September 24, 1976
Recorded: October 13, 1976 in Volume M76, page 16170, Microfilm Records of Klamath County, Oregon
Amount: \$24,000.00
Grantor: H & G Investments, a partnership consisting of Richard D. Harry and Joseph W. Green
Trustee: William Canong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

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 STATED ABOVE)

and that grantor will warrant and forever defend the above granted 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 \$ 33,900.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 30th day of June 1977

H & G INVESTMENTS, a partnership

Richard D. Harry

June 30th 1977

STATE OF OREGON, County of Klamath
Personally appeared the above named

Richard D. Harry

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

Before me:

Judy B. Pabst
Notary Public for Oregon
My commission expires 8-12-77

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack M. Cooper
430 N. Laguna
Klamath Falls, Oregon

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

Klamath First Federal Savings
540 Main Street
Klamath Falls, Oregon

NAME ADDRESS ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 1ST day of July 1977, at 11:38 o'clock A.M., and recorded in book M 77 on page 11672, or as file/reel number 31889.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm., D. Milne

Recording Officer

By Hazel Magie Deputy

Fee \$3.00