

36136

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Carell L. Alvey and Linda L. Alvey

husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mack R. Cooper and Jeannette E. 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:

That part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ at a point 330 feet East of the Southwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North and parallel with the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 920 feet to the true point of beginning for this description; thence from said point of beginning East and parallel with the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence South and parallel with the West line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 80 feet; thence West and parallel with the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 165 feet; thence North and parallel with the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 80 feet to the point of beginning.

EXCEPTING THEREFROM, that portion along the East line of said premises lying within the boundaries of Hope Street and irrigation ditch.

(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 or restrictions of record, common to the area or apparent on the face of 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 \$18,500.00

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 21 day of September, 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, ss.

County of Klamath

September 21, 1977

Personally appeared the above named

Carell L. Alvey and Linda L. Alvey

husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 30, 1978

STATE OF OREGON, County of Klamath, ss.

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:

Carell L. Alvey and Linda L. Alvey

GRANTOR'S NAME AND ADDRESS

Mack R. Cooper and Jeannette E. Cooper

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
Shasta Plaza

NAME, ADDRESS, ZIP

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

Klamath Trust Federal
Shasta Plaza

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of SEPTEMBER, 1977, at 11:37 o'clock A.M., and recorded in book M77 on page 17771 or as file/reel number 36136

Record of Deeds of said county.

Witness my hand and seal of County affixed

WM. D. MILNE

Recording Officer

By [Signature] Deputy

FEE \$ 3.00