

0485 46752

WARRANTY DEED

Vol. 1178 Page 7339

KNOW ALL MEN BY THESE PRESENTS, That M. E. Cooper and Lillian Marie Cooper, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy A. Bailey and Kristine L. Bailey, 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 3, Block 38 Hot Springs Addition to the City of Klamath Falls, Oregon; also the following described parcel of land: Beginning at a point in the Southerly line of Melrose Street $4\frac{1}{2}$ feet Westerly from the Northwest corner of Lot 1 of said Block 38; thence Westerly $15\frac{1}{2}$ feet along the Southerly line of Melrose Street to the most Northerly corner of said Lot 3; thence Southeasterly at right angles with Melrose Street and along the Easterly line of Lot 3, 160 feet, more or less, to Esplanade Street; thence Northeasterly along the Northerly line of the point of beginning on the Southerly line of Melrose Street; thence Northerly and parallel with the Easterly line of Lot 3 to the point of beginning; also the following described parcel of land: Beginning at the Southwest corner of said Lot 3; thence Northeasterly along the Southerly line of said Lot 3, 50 feet; thence at right angles 20 feet (see reverse)

(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 subject to easements, restrictions, reservations and rights-of-way of record and those apparent on 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 \$42,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 19th day of October, 1974; 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)

M. E. Cooper
Lillian Marie Cooper

STATE OF OREGON,

County of Klamath

Oct 19, 1974

STATE OF OREGON, County of

19

Personally appeared

and

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

Personally appeared the above named M. E. Cooper and Lillian Marie Cooper

and acknowledged the foregoing instrument as their voluntary act and deed.

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 6/21/78

Notary Public for Oregon

My commission expires:

M. E. Cooper and Lillian Marie Cooper

GRANTOR'S NAME AND ADDRESS

Timothy A. Bailey and Kristine L. Bailey

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

NAME, ADDRESS, ZIP

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

Timothy A. Bailey and Kristine L. Bailey, 1202 Melrose, Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

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

Recording Officer
Deputy

to the most Easterly corner of Lot 17 of said Block 38; thence Southwesterly along the Northerly line of Lot 17, 50 feet to a point; thence Northwesterly 20 feet to the point of beginning; and also the following described parcel of land, to-wit: Beginning at a point on the Northwesterly line of Lot 17, of said Block 38, which is 50 feet Northeastly from the most Westerly corner of said Lot 17; thence Northeastly 50 feet to the most Easterly corner of said Lot 17; thence Southwesterly along the Northwesterly line of Esplanade Street 61.8 feet; thence Northwesterly 36.33 feet to the point of beginning, being a triangular tract which is the Northwesterly portion of said Lot 17, Block 38, Hot Springs Addition.

STATE OF OREGON, COUNTY OF KLAMATH;

Filed for record at request of Klamath County Title Company on the 24th day of April A.D. 1978 at 12:08 o'clock P.M. and duly recorded in Vol. 578 of Deeds on Page 7939

W.D. MILNE County Clerk

Barbara H. Block

Fee \$6.00

Grantor will warrant and defend the said premises and every part and parcel thereof against the lawful claims and demands of all parties claiming under the above described instrument. The time and manner of consideration paid for this tract, stated in terms of dollars is \$ 100,000.00. However, the actual consideration received by or for the grantor or value given or promised which is in consideration of this deed and where the contract so recites, the singular includes the plural and all transactions in connection with this deed and where the contract so recites, the singular includes the plural and all transactions in connection with this deed. The grantor has executed this instrument in full and without any reservation or exception and has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, County of _____
I, _____, Notary Public for Oregon,
do hereby certify that _____
appeared before me and acknowledged to me that he executed the foregoing instrument as his voluntary act and deed 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 full and without any reservation or exception by its officers, duly authorized thereto by order of its board of directors and that said instrument is in full and without any reservation or exception.

STATE OF OREGON,
County of _____
I, _____, Notary Public for Oregon,
do hereby certify that _____
appeared before me and acknowledged to me that he executed the foregoing instrument as his voluntary act and deed 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 full and without any reservation or exception by its officers, duly authorized thereto by order of its board of directors and that said instrument is in full and without any reservation or exception.

STATE OF OREGON
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____ at _____ o'clock _____ and recorded in book _____ on page _____ of said county.
Witness my hand and seal of said county.
County Clerk
Recording Officer
D. _____

STATE OF OREGON
County of _____
I, _____, Notary Public for Oregon,
do hereby certify that _____
appeared before me and acknowledged to me that he executed the foregoing instrument as his voluntary act and deed 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 full and without any reservation or exception by its officers, duly authorized thereto by order of its board of directors and that said instrument is in full and without any reservation or exception.