

1-1-74

51548

WARRANTY DEED

Vol. m78 Page 14961

KNOW ALL MEN BY THESE PRESENTS, That MARK R. WONSER and DIXIE J. WONSER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL N. COCKERILL and APRIL E. COCKERILL, husband and wife, 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 7 in Block 30 of Tract No. 1081, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

SUBJECT TO rules, regulations and assessments of Snowgoose Water Company, a corporation.

(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 as hereinabove set forth,

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 \$ 28,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ ~~On the reverse 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 12th day of July, 1978; 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)

Mark R. Wonsler
Dixie J. Wonsler

STATE OF OREGON,
County of Klamath } ss.
JULY 12, 1978

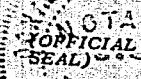
STATE OF OREGON, County of _____) ss.
_____, 19____

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 MARK R. WONSER and DIXIE J. WONSER,

and acknowledged the foregoing instrument to be 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: Donald Bert Hamilton
Notary Public for Oregon
My commission expires: 3/20/81

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

MARK R. WONSER and DIXIE J. WONSER

GRANTOR'S NAME AND ADDRESS
RUSSELL N. COCKERILL and APRIL A. COCKERILL,

GRANTEE'S NAME AND ADDRESS

After recording return to:
908 Walnut
Klamath Falls, Ore
NAME, ADDRESS, ZIP

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

RUSSELL N. COCKERILL and APRIL A. COCKERILL,

908 Walnut City
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of July, 1978, at 11:53 o'clock AM, and recorded in book M78 on page 14961 or as file/roll number 51548

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

Wm. D. Milne

By Bernard H. Shuch Recording Officer
Deputy

Fee \$3.00