

1-1-74

1A38-1665/ 56936

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN V. VILKAITIS and MINNIE S. VILKAITIS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. COOPER and JULIA Y. COOPER, husband and wife, as joint tenants, 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:

PARCEL 1: Lot 24, Block 2, JUNIPER ACRES, in the County of Klamath, State of Oregon

PARCEL 2: Lots 9 and 10, Block 33, FORTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of 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 \$4,500.00.

Ⓢ 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 13 day of Oct, 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)

John V. Vilkaitis
Minnie S. Vilkaitis

STATE OF OREGON, CALIFORNIA)
County of SANTA BARBARA) ss.
October 13, 1978

Personally appeared the above named

John V. Vilkaitis and
Minnie S. Vilkaitis

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

Judy L. Rudolph

Notary Public for California

My commission expires: 9/22/81

STATE OF OREGON, County of) ss.
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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

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 be-
half 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:

John V. Vilkaitis and Minnie S. Vilkaitis
RFD Box 104-A

Lompoc, California 93436
GRANTOR'S NAME AND ADDRESS

James E. Cooper and Julia Y. Cooper
1316 E. Palmetto Ave.
Lompoc, California 93436
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James E. Cooper
1316 E. Palmetto Ave.
Lompoc, CA 93436
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
18th day of October, 1978,
at 3:57 o'clock P.M., and recorded
in book M78 on page 23420 or as
file/reel number 56936,
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