

3119

WARRANTY DEED

CTI #43952-P

57282

CRATER TITLE INSURANCE CO. P. O. BOX 336, 604 W. MAIN ST., MEDFORD, OREGON
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 607 N. E. 6th ST., GRANTS PASS, OREGON

KNOW ALL MEN BY THESE PRESENTS, That ALFORD L. COOPER and MILDRED P. COOPER,
husband and wife
for consideration hereinafter stated to the grantor paid by KATHLEEN RYDER AND LOREN
NEWTON, as tenants in common

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs 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, bounded and described as follows, to-wit:

Lot 5, Block 5, KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat No. 1,
Klamath Falls, Oregon, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1) 1978-79 real property taxes, a lien, not yet payable.
- 2) Reservations, Declarations and restrictions of record.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's
heirs and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except as set forth above

grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises
and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,950.00

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 13 day of October, 1978

Alford L. Cooper (SEAL)
Alford L. Cooper
Mildred P. Cooper (SEAL)
Mildred P. Cooper (SEAL)

STATE OF OREGON

County of Jackson

ss

October 13, 1978

BEFORE ME PERSONALLY appeared the above named Alford L. Cooper and Mildred P. Cooper
and acknowledged the foregoing instrument to be their voluntary act and deed.

Alta M. Robinson
Notary Public for Oregon
My Commission expires: Sept. 19, 1979

State of Oregon }
County of Klamath } ss
I hereby certify that the within instrument of writing was received and
filed at 11:22 A.M. the 25th day of October, 1978 and is
recorded in Deeds Records for Klamath County, Oregon.
Wm. D. Milne County Clerk By [Signature] Deputy

RETURN TO
Mail tax statements to
Grantee at:
220 Bond Road (P.O. Box 275)
Shady Cove, Oregon, 97539
RETURN TO: Crater Title Ins.
Co., P. O. Box 336, Medford
Oregon 97501
GRANTS PASS, OREGON

Fee \$3.00
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 607 N. E. 6th ST.,
CRATER TITLE INSURANCE CO. P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGON

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ESCROWS

WARRANTY DEED