

78 DEC 1 PM 2 59

KNOW ALL MEN BY THESE PRESENTS, That DAVID T. COOPER and FRANCIS C. COOPER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by, HAROLD S. PHELPS and MARY PHELPS, 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:

*** LEGAL DESCRIPTION SET FORTH ON 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

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 \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of December, 1973, 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)

David T. Cooper
Francis C. Cooper

STATE OF OREGON, } ss.
County of Klamath
December 1, 1973

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 _____

_____, 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: _____

Personally appeared the above named David T. Cooper and Francis C. Cooper

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-23-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harold S & Mary Phelps
875 Ward St.
Klamath Falls, Or.

NAME, ADDRESS, ZIP

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

Klamath First Federal
540 Main St.
Klamath Falls, Or.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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

By _____ Deputy

That portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Enterprise Irrigation Ditch, but EXCEPTING THEREFROM the Westerly 60 feet thereof.

AND a tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 a distance of 195.0 feet; thence Easterly at right angles to said West line a distance of 40.0 feet to the true point of beginning of this description; thence continuing Easterly a distance of 20.0 feet; thence Southerly parallel with said West line to a point on the South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Westerly along said South line a distance of 20.0 feet; thence Northerly to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of

Mountain Title Co.

this 1st day of December

D. 19 78 at 2:59 clock P. M., and

fully recorded in Vol. 478 of

Deeds

on Page 27069

W. D. MILNE, County Clerk

Frederick J. Mettse

Fee \$6.00

NOTICE OF OREGON

County of Klamath, Oregon
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of said County, and that the same has been duly recorded in accordance with the provisions of the laws of the State of Oregon.

W. D. MILNE, County Clerk