

60681

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Howard E. Cook and Shirley G. Cook, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Duane N. Burnham and Gayle N. Burnham, 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:

The W $\frac{1}{2}$ NW $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon;

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Reservations contained in Land Status Report, recorded November 20, 1958, in Volume 306, page 504, Records of Klamath County, Oregon.

(cont. on back)

(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 those noted above and those apparent on the land, if any,

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 \$ 12,500.00. 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 same as between the symbol @, if not applicable, should be deleted. See ORS 25.030.)

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 21 day of December, 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)



OFFICIAL SEAL
RICHARD GROVER
Notary Public-California
ORANGE COUNTY
My Commission Expires Sept. 15, 1979

STATE OF OREGON,

County of Orange
Dec. 21, 1978, 19

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

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, _____ president and that the latter is the _____ secretary of _____

Personally appeared the above named Howard E. Cook and Shirley G. Cook, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires:

and that this 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Howard E. and Shirley G. Cook

GRANTOR'S NAME AND ADDRESS

Duane N. and Gayle N. Burnham
3031 Rolling Ridge Drive
Burbank, CA 91504

GRANTEE'S NAME AND ADDRESS

After recording return to:
Duane N. and Gayle J. Burnham
3031 Rolling Ridge Dr.
Burbank, Calif. 91504

NAME, ADDRESS, ZIP

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

Duane N. and Gayle N. Burnham
3031 Rolling Ridge Drive
Burbank, CA 91504

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

By _____

Recording Officer
Deputy

THE STATE OF OREGON, COUNTY OF Klamath, ss.
I, the undersigned, Clerk of said County, do hereby certify that the within and foregoing instrument was duly recorded in the office of the County Clerk of said County, in the book of Deeds, on page 549, on the 8th day of January, A. D. 1979, at 2:07 o'clock P. M. of the year 1979, and that the same is a true and correct copy of the original instrument as the same appears on the records of said County.

Filed for record at _____
this 8th day of January, A. D. 1979, at 2:07 o'clock P. M.
of _____
Deeds
on Page 549
W. D. MILLER, County Clerk
By: *Bernard J. Fitch*
November 20, 1978, in Volume 304, page 504, Records of Klamath County, Oregon.
Fee \$6.00

(cont. on back)
TO HAVE AND TO HOLD the above premises unto the said grantee and his heirs, successors and assigns forever.
And the grantor hereby covenants to and with said grantee and his heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those noted above, and from all taxes and assessments on the land, if any.
The grantor will defend and hold the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming under the above described encumbrances.
The first and principal consideration for this transfer, stated in terms of dollars, is \$12,500.00.
The first and principal consideration for this transfer, stated in terms of property or interest therein, is the right of the grantor to the above described premises, which is hereby transferred to the grantee.
In witness whereof, the grantor has executed this instrument this 21 day of December, 1978.
In witness whereof, the grantor has executed this instrument this 21 day of December, 1978.
A copy of this instrument has been filed for record in the office of the County Clerk of said County, and a true and correct copy of the same is hereby certified to be on file in the office of the County Clerk of said County.

STATE OF OREGON, County of _____
I, _____, who being duly sworn, depose and say that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears on the records of said County.
Subscribed and sworn to before me this _____ day of _____, 1979.
Notary Public for Oregon
My commission expires _____

STATE OF OREGON, County of _____
I certify that the within instrument was received for record on the _____ day of _____, 1979, at _____ o'clock _____ M., and recorded in book _____ of said County, on page _____ of said County.
Witness my hand and seal of said County.
County Clerk
Recording Officer
Deputy