

62823

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LLOYD D. COGLEY and SUZANNE M. COGLEY, husband and wife, hereinafter referred to as "Grantors," for the consideration hereinafter stated to the Grantors paid by JOHN T. RICHARDS and EVA R. RICHARDS, husband and wife, hereinafter referred to as "Grantees," do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, an undivided one-half interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, described as follows, to-wit:

South 1/2 of Section 7, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a 30 foot easement along the North boundary of the South 1/2 of Section 7, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which is hereby expressly reserved by Sellers for a right of way.

to have and to hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except restrictions, reservations, easements and rights of way of record and those apparent on the land and that Grantors will warrant and forever defend the above granted 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.

After recording return to:
Mr. and Mrs. John T. Richards
1885 West Evans Creek Road
Rogue River, Oregon 97537

3807

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 14th day of December, 1972.

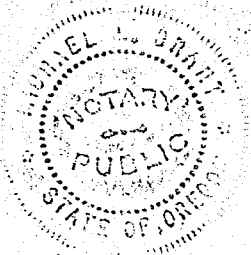
Lloyd D. Cogley
Lloyd D. Cogley

Suzanne M. Cogley
Suzanne M. Cogley

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named Lloyd D. Cogley and Suzanne M. Cogley, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael L. Brant
Notary Public for Oregon
My Commission expires: 1-14-73



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~ _____
this 21st day of February A. D. 1979 at 9:09 clock AM., and
fully recorded in Vol. 479, of Deeds on Page 3906

Wm D. MILNE, County Clerk

By Susantha Shetch

Fee \$6.00