

64307

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Rodney D. Cox and Ruth M. Cox

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN J. KIRK AND SUSAN R. KIRK, 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:

Lot 14 Block 2 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County clerk of Klamath county, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Rules Regulations and assessments of South Suburban Sanitary District, and as below indicated

(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 Mortgage, dated May 20, 1976, recorded May 21, 1976, executed by Rodney D. Cox and Ruth M. Cox in favor of Department of Veterans Affairs, State of Oreon, which mortgage buyers herein agree to assume and pay, cont on and that back

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 \$ 53,500.00 .  
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 13 day of March, 1979; 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)

Rodney D. Cox  
Rodney D. Cox

Ruth M. Cox  
Ruth M. Cox

STATE OF OREGON, }  
County of Klamath } ss.  
March 13, 1979

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

Personally appeared the above named  
Ruth M. Cox

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

Before me:

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)

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Rodney D. Cox

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Stephen J. Kirk

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Stephen J. Kirk  
1715 Winona Way  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
By Deputy

6297  
and except Mortgage dated April 10, 1978 and recorded April 10, 1978,  
executed by Rodney D. Cox and Ruth M. Cox in favor of Department of Veterans  
Affairs, State of Oregon, which mortgage buyers herein agree to assume and  
pay.

STATE OF ~~OREGON~~ WASHINGTON

County of Cowlitz

ss.

BE IT REMEMBERED, That on this 16 day of March, 1979,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named RODNEY D. COX

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Muddy Beth Green  
Notary Public for Oregon, Washington  
My Commission expires 12-5-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

this 20th day of March, A. D. 1979 at 3:35 o'clock P.M., and  
duly recorded in Vol. M79, of Deeds on Page 6296

By Wm D. MILNE, County Clerk  
Bernetha A. Ketch

Fee \$6.00