

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC-8861-K

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KNOW ALL MEN BY THESE PRESENTS, That MICHAEL G. COOGAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD D. PYLE and DIANA K. PYLE, 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:

PARCEL 1

A portion of the South half of Tract 37 of MERRILL TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the South half of said Tract 37; thence West along the East-West center line of said Tract 37, a distance of 115.75 feet; thence South parallel with the East line of said Tract 37, a distance of 70 feet; thence East parallel with said center line of said Tract 37, a distance of 115.75 feet, more or less to the East line of said Tract 37; thence North along the East line of said Tract 37 a distance of 70 feet, more or less to the point of beginning.

(continued on the reverse side of this deed)

(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 as stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$ 50,000.00. However, the actual consideration consists of the value of the property or value given or promised which is the whole consideration in this case which, if the sentence between the brackets is not applicable, should be deleted. See ORS 31.010.

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 9th day of May, 1980; 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.

Michael G. Coogan  
MICHAEL G. COOGAN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
May 9, 1980

Personally appeared the above named  
MICHAEL G. COOGAN

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of ) ss.  
May 9, 1980

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:

Mr. Michael G. Coogan  
222 N. Polk  
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Gerald D. Pyle  
Rt. 1 Box 61  
Tulelake, CA 96134

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instrument was received for record on the day of 1980, 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

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

(continued from the reverse side of this deed)

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PARCEL 2

A portion of the North half of Tract No. 37 of MERRILL TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the North half of said Tract 37; thence West along the East-West center line of said Tract 37, a distance of 115.75 feet; thence North parallel with the East line of said Tract 37, a distance of 21.75 feet; thence East parallel with said center line of said Tract 37, a distance of 115.75 feet, more or less to the East line of said Tract 37; thence South along the East line of said Tract 37, a distance of 21.75 feet, more or less to the point of beginning.

SUBJECT TO:

1. City liens, if any, due to the City of Merrill.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of May A. D. 1980 at 4:23 o'clock P.M., an

uly recorded in Vol. M80, of Deeds on Page 8621

Wm D. MILNE, County Clerk

Fee \$7.00

By Barbara D. Helwick