

86507

WARRANTY DEED

Vol. 78 Page 12592

KNOW ALL MEN BY THESE PRESENTS, That John W. Wery

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R.E. Toby Cook and Gail J. Cook, 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 6, Block 133, Klamath Falls Forest Estates, Hwy 66 Unit, plat #4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 stated on the reverse 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 \$20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of July, 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.

John W. Wery  
John W. Wery

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
7-8, 1980

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:  
Notary Public for Oregon  
My commission expires:

Personally appeared the above named John W. Wery

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: July 13, 1981

John W. Wery  
GRANTOR'S NAME AND ADDRESS  
R.E. Toby Cook and Gail J. Cook  
PO Box 3092  
Kodiak, Alaska 99615  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
as above  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
as above  
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/roll number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

DEED

12593

1. Easements and reservations as contained in plat dedication, to wit:  
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for refuse disposal."
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 21, 1965 in Volume M65, page 165, Microfilm Records of Klamath County, Oregon. (copy attached)
3. Subject to the terms and provisions of Bylaws of Highway 66, Unit 4 Road Maintenance Association, recorded May 22, 1974 in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 8th day of July A. D. 1980 at 2:36 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 12592

Wm D. MILNE, County Clerk

By Bernetha H. Hetcher

Fee \$7.00