

89692

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1780 Page 17510

KNOW ALL MEN BY THESE PRESENTS, That

CLYDE G. COBB and CORNELIA M. COBB,

husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELPHUS V. WRIGHT

and MARTHA A. WRIGHT, husband and wife  
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 4, Block 71, 5TH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
3. Restrictions as contained in plat dedication.
4. 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 22, 1968, in Volume M68, page 6636, Microfilm Records 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 as stated above 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 \$ 2,000.00

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 12th day of September, 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.

(If executed by a corporation, affix corporate seal)

Clyde G. Cobb  
CLYDE G. COBB

Cornelia M. Cobb  
CORNELIA M. COBB

STATE OF OREGON NEVADA  
County of CLARK } ss.  
September 12, 1980

STATE OF OREGON, County of } ss.  
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Personally appeared and 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 CLYDE G. COBB and CORNELIA M. COBB, husband and wife

and acknowledged the foregoing instrument

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.

Notary Public for Nevada  
TERESA E. STANKIS  
COUNTY OF CLARK  
My commission expires June 16, 1984

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Clyde G. Cobb  
4908 Hildagoa  
Las Vegas, NV 89101  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Belthus V. Wright  
P.O. Box 1-A  
Beatty, OR 97621  
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 Klamath

I certify that the within instrument was received for record on the 16th day of September, 1980, at 10:36 o'clock A.M., and recorded in book M80 on page 17510 or as file/reel number 89692

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha H. H. Deputy  
Recording Officer

Fee \$3.50

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