

95329

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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1533

KNOW ALL MEN BY THESE PRESENTS, That  
Joanne K. Coke

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
James A. McRae

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:

Lots 7 and 9, Block 1, BEATTY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: A child support judgement against Marshall Alfred Coke as follows;  
Entered: October 15, 1976  
Legal: 80-163  
Payor: Marshall Alfred Coke  
Payee: Department of Human Resources  
Amount: \$1200.00

(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 above, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 13,800.00

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 day of , 19 ; 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)

Joanne K. Coke  
JoAnne K. Coke

STATE OF OREGON,  
County of Klamath } ss.  
1-29 , 19 81

Personally appeared the above named  
JoAnne K. Coke

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

Before me  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/81

STATE OF OREGON, County of , 19 ) ss.

Personally appeared 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

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: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James A. McRae  
P.O. Box 21  
Beatty, Oregon

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 Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of February, 19 81, at 8:41 o'clock A.M., and recorded in book M81 on page 1533 or as file/reel number 95329, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By Recording Officer  
Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY