

1967/50

201

Vol. M81

ESTABLISHED BY LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That WALTER D. COOL, Jr., and
BETTY JANE COOL, Husband and Wife,to grantor paid by ROBERT R. WIMMER, hereinafter called the grantor, for the consideration hereinafter stated,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:

Beginning at the most Southerly corner of Lot 4 in Block 62 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Easterly line of Ninth Street 80 feet; thence Northeasterly at right angles to Ninth Street 35 feet; thence Southeasterly and parallel with Ninth Street 80 feet to the Northerly line of Lincoln Street; thence Southwesterly along the Northerly line of Lincoln Street 35 feet to the place of beginning.

Subject to: Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(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

grantor will warrant and forever defend the above granted 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 \$ 7,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 18th day of April, 19 74.

X Walter D. Cool Jr.
X Betty Jane Cool

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named Walter D. Cool, Jr. and Betty Jane Cool, husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires 4-29-77

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Mr. and Mrs. WD. Cool

TO

Mr. Robert R. Wimmer

AFTER RECORDING RETURN TO

Lucile F. Kepner
3038 Cannon ST
Klamath Falls, Ore
97601

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of June, 19 81, at 11:11 o'clock A.M., and recorded in book M81 on page 9679 or as file number 201, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn
County Clerk Title

By Debra A. Gagnier Deputy

Fee \$3.50