

CHARLES A. FISHER and RONALD E. PHAIR, as tenants in common, hereinafter called grantor, convey(s) to
DAVID A. COOLEY and MICHELE K. COOLEY, husband and wife, all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 23, Block 13, Tract No. 1170, THIRD ADDITION TO THE MEADOWS, in the County of Klamath,
State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as listed on the attached "Exhibit A" which is by this reference made a part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 54,650.00.*

Dated this 3rd day of June, 19 81.

Charles A. Fisher
CHARLES A. FISHER

Ronald E. Phair
RONALD E. PHAIR

STATE OF OREGON, County of Klamath) ss.

On this 3rd day of June, 1981, personally appeared the above named
Charles A. Fisher and Ronald E. Phair and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Julia
Notary Public for Oregon

My commission expires: 2/1/85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Fisher and Phair
TO

Cooley

After Recording Return to:
Mr. and Mrs. David A. Cooley
4420 Blackberry Ct.
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Salem, OR 97310

Form No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of _____)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

"EXHIBIT A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of The Meadows District Improvement Company recorded September 2 , 1975 in Book M-75 at page 11801, Microfilm Records.
4. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976 in Book M-76 at page 5337, Microfilm Records, by and between Donald L. Sloan and Hazel I. Sloan, et al., and Klamath Irrigation District, an Oregon Irrigation District, relating to drainage, etc.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to The Meadows.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 3rd day of June A.D. 19 81 at 4.19 clock P M., and
duly recorded in Vol. M81, of Deeds on Page 9987
Fee \$7.00

By *Evelyn Biehn*
EVELYN BIEHN, County Clerk