

WARRANTY DEED

Vol. 781 Page 19427

K-34997

6234

KNOW ALL MEN BY THESE PRESENTS, That Grant Joseph Cosgrove and Marian Sarles, formerly Marian S. Cosgrove

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Justin C. Tallman, Trustee, 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:

See Exhibit "A" attached hereto and made a part hereof.

(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 as of January 31, 1972;

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 \$ 35,000.00. 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 6th day of February, 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)

STATE OF OREGON,

County of Multnomah

February 7 April 26, 19 80

Personally appeared the above named

Grant Joseph Cosgrove

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

Before me:

Notary Public for Oregon

My commission expires: 4/12/83

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Multnomah

BE IT REMEMBERED, That on this 26th day of February, 1980,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Marian Sarles, formerly Marian S. Cosgrove

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires: 4/12/83

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Block 108: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
 Block 128: Lots 1, 2, 3, 4, 5, 7, 12, 13 and 14
 Block 129: All
 Block 130: All
 Block 131: All
 Block 132: Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12
 Block 140: All
 Block 141: Lots 1, 2, 3, and 4
 Block 142: Lots 1, 2, 3, 4 and 6
 Block 143: Lots 1, 2 and 3
 Block 144: All
 Block 145: Lots 1, 2 and 3
 Block 146: All
 Block 147: All
 Block 148: Lots 3, 4, 5, 6 and 7
 Block 149: All
 Block 150: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
 15, 16, 17, 18, 19, 20, 21 and 22.
 SAVING AND EXCEPTING the West 50 feet of Lots 15,
 16, 17 and 18.
 Block 151: Lots 1, 2, 3, 4, 5, 6 and 7

AND EXCEPTING THEREFROM those portions of Lots 17, 18, 19
 20, 21 and 22 in said Block 150 and Lots 1, 2, 3, 4, 5, 6
 and 7 in Block 151, conveyed to State Highway Commission by
 deed recorded March 6, 1956, in Deed Volume 281 page 320 and
 by deed recorded September 25, 1958, in Deed Volume 304 page
 110, Records of Klamath County, Oregon.

All of the above described property being located in Buena Vista
 Addition to the City of Klamath Falls, according to the official
 plat thereof on file in the office of the County Clerk of Klamath
 County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 his 6th day of November A. D. 19 81 at 1:46 o'clock P M., and
 duly recorded in Vol. M81, of Deeds on Page 19427.

Fee \$8.00

EVELYN BIEHN, County Clerk
 By Bernetha A. Retock

Return to Blair Henderson
 426 Main
 K.L. Falls