

16277

T/A #M-38-25067-2  
WARRANTY DEED (INDIVIDUAL)

MS2 Page 13562

ROBERT C. TAYLOR

\_\_\_\_\_, hereinafter called grantor, convey(s) to  
JOHN F. COOK and MARY COOK, husband and wife  
 of Klamath, State of Oregon, described as:

Lot 2, Block 3, Tract No. 1016, GREEN ACRES, 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 \_\_\_\_\_  
See Attached

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 \$ 67,000.00.\*

\*\*

Dated this 1st day of October, 1982.

Robert C. Taylor

STATE OF OREGON, County of Klamath ) ss.

On this 12th day of October, 1982, personally appeared the above named  
Robert C. Taylor and acknowledged the foregoing  
 instrument to be his voluntary act and deed.

Before me:

Marlene J. Addington  
 Notary Public for Oregon

My commission expires: 3-22-85

\* 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)

TO

After Recording Return to: 4 Taxes:

Mr. & Mrs. John F. Cook  
5421 Mason Lane  
City, 97601

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

Subject to:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.
4. An easement created by instrument, including the terms and provisions thereof, recorded October 26, 1946 in Book: 197 Page: 413 in favor of California Oregon Power Company.
5. An easement created by instrument, including the terms and provisions thereof, recorded March 31, 1950 in Book: 237 at page: 641 in favor of R.P. Breitenstein, et ux.
6. An easement created by instrument, including the terms and provisions thereof, recorded January 21, 1957 in Book: 289 Page: 225 in favor of California Oregon Power Company.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 24, 1970 in Book: M-70 Page: 6147.
8. Trust Deed, including the terms and provisions thereof, recorded March 3, 1980 in Book M-80 Page: 4017 in favor of Klamath First Federal Savings and Loan Association, a corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

R.T.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

10:50

this 12 day of Oct A.D. 19 82 at \_\_\_\_\_ o'clock A.M., andduly recorded in Vol. MB2, of Deeds on Page 13562

Fee \$8.00

EVELYN BIEHN, County Clerk

By Jacqueline M. Dwyer