

34218

TA-M-27024-3

WARRANTY DEED (INDIVIDUAL) Vol. m84 Page 3695

THEODORE H. CHAPMAN

JEFFERY J. COOK and DEBORAH A. COOK, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

All that portion of Lot 2, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of the county road formerly the Dalles-California Highway, from which angle point No. 7 in the meander line of said Section 31, Township 37 South, Range 9 East of the Willamette Meridian, as established by Fred Mensch, U. S. Cadastral Engineer, in November, 1916, bears North 19° 08' East 237.45 feet and North 16° 37' East 932.3 feet; thence running from said point of beginning, South 19° 08' West 133.25 feet; thence North 81° 27' West 312.1 feet; thence North 30° 12' East 191.0 feet; thence South 72° 08' East 269.2 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, restrictions, easements of record, rights, rights of way, and those apparent upon the land 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 \$ 38,900.00 \*\* THIS INSTRUMENT DOES NOT GUARANTEE THAT AN PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES

Dated this 29th day of February, 19 84.

Theodore H. Chapman  
Theodore H. Chapman

STATE OF OREGON, County of Klamath ) ss.

February 29, 19 84 personally appeared the above named THEODORE H. CHAPMAN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan C. Patske  
Notary Public for Oregon

My commission expires: 11-2-86

\* 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)

Theodore H. Chapman

TO

Jeffery J. Cook

Deborah A. Cook

After Recording Return to:

Jeffery J. Cook

Deborah A. Cook

RT 5 Box 1145  
KLAMATH FALLS, OR  
97603

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 7th day of March, 19 84 at 3:45 o'clock P.M. and recorded in book M84 on page 3695 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Paul Smith

Deputy

Fee: 24.00