

1-1-74

37448

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Iva J. COOK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Iva J. COOK and LOIS PAULINE COOK, husband and wife, as tenants in the entire 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:

A parcel of land situated in Section 9, Township 39 South, Range 10 East, W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at a 5/8 in. iron pin marking the southeast corner of Lot 5, Block 2 "Pine Grove Ranchettes" a duly platted and recorded subdivision; thence S. 89 deg. 55' 00" E, 32.82 feet to the POINT OF BEGINNING for this description; thence continuing South 89 deg. 55' 00" E. 175.47 feet; thence South 00 deg. 08' 00" W., 200.00 ft.; Thence North 89 deg. 55' 00" W., 175.29 ft.; thence North 00 deg. 05' 00" E., 200.00 feet, to the point of beginning, containing 0.81 acres, more or less.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 June, 1984; 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.

Iva J. Cook

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
June 6, 1984

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ 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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named Iva J. Cook and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Evelyn Biehn*
Notary Public for Oregon
My commission expires: 5/2/88

Iva J. Cook
Box 12030, Mallory Drive
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Iva J. Cook and Lois Pauline Cook
Box 12030, Mallory Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Iva J. Cook and Lois Pauline Cook
Box 12030, Mallory Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Iva J. Cook and Lois Pauline Cook
Box 12030, Mallory Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of June, 1984, at 11:18 o'clock A.M., and recorded in book/reel/volume No. M84 on page 9498 or as document/fee/file/instrument/microfilm No. 37448, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$4.00 By Ron Smith Deputy

SPACE RESERVED
FOR
RECORDER'S USE

4.00