

51758

# WARRANTY DEED

Vol. M85 Page 12307

GRANTOR: Paul I. Rummell widow of Helen H. Rummell,

## CONVEYS TO

GRANTEE Douglas C. Cooksey and Maria Cooksey, H/W

all that real property situated in Klamath County, State of Oregon described as:  
All that portion of the East half of the SE quarter of the NE quarter of Section 25, Township 35, S., Range 12 E. W.M., lying N. of the centerline of Snake Creek.

Grantor covenants that grantor is the owner of the above described property free of all encumbrances except acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. Liens and assessments, contracts of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway. Easements, restrictions and reservations of record. An unrecorded contract dated May 21, 1970 between Robert C. Johnson and Patricia A. Johnson, as seller, and Douglas A. Cooksey and Maria Cooksey as purchaser. Memorandum of Contract was recorded July 26, 1972 in Book M72, Page 8177, Klamath County, Oregon. SUBJECT TO easements, conditions, restrictions and reservations of record and to all liens or encumbrances entered on the title of the PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Grantor covenants that grantor is the owner of the above described property free of all encumbrances

and that grantor 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 \$ 7,000.00

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: July 24, 1985

GRANTOR:

Paul I. Rummell  
Paul I. Rummell widow of Helen H. Rummell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Marion ) ss

July 24, 1985

Personally appeared the above named

Paul I. Rummell

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-25-86

### WARRANTY DEED

Paul I. Rummell

Douglas A. Cooksey

GRANTOR

GRANTEE

After recording return to:

[Redacted]  
As Below

NAME, ADDRESS, ZIP

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

COOKSEY, Douglas A.

1567 Phantom Ave.

San Jose CA 95125

NAME, ADDRESS, ZIP File 1919

STATE OF OREGON, County of \_\_\_\_\_ ) ss

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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:

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires:

STATE OF OREGON, County of Klamath,

I certify that the within instrument was received for record on the 5th day of August, 1985, at 11:48 o'clock

A.M., and recorded in book M85 on page 12307 of Deeds

Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk

County Clerk

By Pam Smith

Deputy

Fee: \$5.00