

64356

WARRANTY DEED

MTC-16595-P

VOL. 1820 Page 13619

KNOW ALL MEN BY THESE PRESENTS, That WILLAMETTE SAVINGS AND LOAN ASSOCIATION, a division of American Savings and Loan Association, a Utah corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN WAYNE COOPER and DOROTHY JEAN COOPER, husband and wife, 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:

Lot 19 in Block 14, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 except as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 48,000.00. 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 31 day of July, 19 86, 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.

By: *Rob Bueck*
Willamette Savings & Loan Association

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of _____ ss.
_____, 19 ____.
Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

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 _____, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Willamette Savings & Loan Association

GRANTOR'S NAME AND ADDRESS

John Wayne Cooper & Dorothy Jean Cooper
4995 Southview
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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 _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

13620

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions and restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13999, Microfilm Records of Klamath County, Oregon.
3. An 8 foot utility easement along Northerly lot lines as shown on dedicated plat.
4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of -Lane-

ss.

before me appeared Rob Buerk On this 31 day of -July-, 1986,

duly sworn, did say that he, the said Rob Buerk, is the XXXXX President and is the XXXXX of Willamette Savings & Loan Association, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Rob Buerk acknowledged said instrument to be the free act and deed of said Corporation.

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

Rhonda J. Farrell
RHONDA J. FARRELL
NOTARY PUBLIC - OREGON
My Commission Expires 4-13-90

Rhonda J. Farrell
Notary Public for Oregon.
My Commission expires 4-13-90

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 1st day of August A.D., 19 86
at 3:31 o'clock P.M. and duly recorded
in Vol. M86 of Deeds Page 13619
Evelyn Biehn, County Clerk
By *[Signature]*

Fee, \$14.00

Deputy.