

OK

65640

WARRANTY DEED

Vol. M86 Page 16044

KNOW ALL MEN BY THESE PRESENTS, That Lloyd D. Cogley and Suzanne M. Cogley,  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul Garcia  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

N<sub>2</sub>NW<sub>4</sub> of Section 8 Township 40 South, Range 12 East, Willamette Meridian.  
Subject to easements and rights of way of record and apparent on the land.

(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 except taxes  
deferred due to farm use, which are now due by reason of removal of said property from  
farm use, and to taxes for fiscal year 1986-87;

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 \$30,000.00  
~~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 ①, 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 5 day of September, 1986;  
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

*[Signature of Lloyd D. Cogley]*  
*[Signature of Suzanne M. Cogley]*

STATE OF OREGON,  
County of Klamath } ss.  
September 5, 19 86

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 be-  
half 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:

Personally appeared the above named  
Lloyd D. Cogley and Suzanne M. Cogley

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
*[Signature of Darle Funnels]*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 9/23/89

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul Garcia  
P. O. Box 5112  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
5th day of September, 19 86  
at 3:01 o'clock P.M., and recorded  
in book/reel/volume No. M86 on  
page 16044 or as fee/file/instru-  
ment/microfilm/reception No. 65640  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME  
By [Signature] Deputy

Fee: \$10.00