

OK

77202

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RICHARD C. STRUBEL and DIANE M. STRUBEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN R. COGAR and CATHY S. COGAR, his wife

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:

PARCEL 1: Lot 18, Block 5, FIRST ADDITION TO BLEY-WAS HEIGHTS, TRACT NO. 1102, in the County of Klamath, State of Oregon.

PARCEL 2: Lot 19, Block 5, FIRST ADDITION TO BLEY-WAS HEIGHTS, TRACT NO. 1102, in the County of Klamath, State of Oregon.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00. 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 ©, 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 26 day of June, 1987; 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 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.

STATE OF OREGON,  
County of Lake } ss.  
June 26, 1987

Personally appeared the above named  
Richard C. Strubel  
Diane M. Strubel  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) John J. Wiebe  
Notary Public for Oregon  
My commission expires: 1-16-88

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 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:

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

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Richard C. Strubel  
31 No T Street  
Lakeview, OR 97630  
GRANTOR'S NAME AND ADDRESS

John R. Cogar  
1740 North Fourth St.  
Lakeview, OR 97630  
GRANTEE'S NAME AND ADDRESS

After recording return to:

John R. Cogar  
1740 North Fourth St.  
Lakeview, OR 97630  
NAME, ADDRESS, ZIP

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

John R. Cogar  
1740 North Fourth St.  
Lakeview, OR 97630  
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  
21st day of July, 1987,  
at 12:00 o'clock P.M., and recorded  
in book/reel/volume No. M87 on  
page 12981 or as fee/file/instru-  
ment/microfilm/reception No. 77202,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME Pam Smith TITLE  
By Pam Smith Deputy

Fee: \$10.00

00 JUL 21 PM 12:00