

84150

MTC 19278-K

WARRANTY DEED

Vol. M88 Page 1762

KNOW ALL MEN BY THESE PRESENTS, That
 VIRGIL T. COBB and KAREN J. COBB, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 DAVID BRIAN KENT
 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:

Lot 9 of Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, according to
 the official plat thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

Klamath County Tax Account #3809-28CB-9100.

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 all
 those of record and those apparent upon the land, if any, as of the date of this deed

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 \$25,000.00

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 5th day of February, 1988;
 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath

February 5, 1988

Personally appeared the above named
 VIRGIL T. COBB and KAREN J. COBB

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

(OFFICIAL
 SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

VIRGIL T. COBB

KAREN J. COBB

STATE OF OREGON, County of

February 5, 1988

Personally appeared _____, and

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)

VIRGIL T. COBB and KAREN J. COBB
 1874 Academy
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

DAVID BRIAN KENT
 1934 Auburn
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
 407 Main Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
 ment was received for record on the
 8th day of February, 1988,
 at 11:11 o'clock A.M., and recorded
 in book M88 on page 1762 or as
 file/reel number 84150
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Recording Officer
 Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY