

mqc 2074

CR 85304

## WARRANTY DEED

Vol. 1488 Page 3746

KNOW ALL MEN BY THESE PRESENTS, That GEORGE C. COCCHIA AND  
MARY L. COCCHIA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOY E. FLETCHER

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:

The E4NW1NE4 of Section 20, lying South of the Sprague River Highway, in Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, 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

except those of record and apparent to the land as of the date of this instrument, and

instrument, 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 \$ 5,000.00

The true and actual consideration paid for this transfer, as shown by the books and records of the transferor, is \$\_\_\_\_\_ (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 1st day of May, 1977; 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~~ California )  
County of San Bernardino ) ss.  
March 10th 1988

Mary L. Occhia  
STATE OF CALIFORNIA County of San Bernardino ) ss.  
California 19 88 March 10th

Personally appeared George C. Cocchia and  
Mary L. Cocchia who, being duly sworn,

each for himself and not one for the other, did say that the former is the  
a..... president and that the latter is the  
..... secretary of .....

Personally appeared the above named .....  
George C. Cocchia and Mary L. Cocchia

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

....., 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.

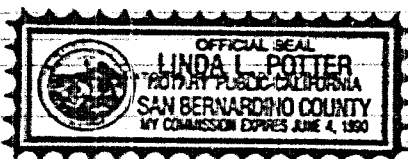
Before me: Linda L. Potter Linda L. Potter  
(OFFICIAL SEAL)

(OFFICIAL  
SEAL)

Notary Public for ~~Oregon~~ California Notary Public for ~~Oregon~~ California

My commission expires: June 4th, 1990 My commission expires: JUNE 4th 1990

(If executed by a corporation,  
affix corporate seal)



GRANTEE'S NAME AND ADDRESS

After recording return for

Charles Gunn  
Box 4502 - ECPO  
Weed Calif 96094

NAME, ADDRESS, CITY

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

Some as above

NAME ADDRESS ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ..... Klamath

I certify that the within instrument was received for record on the 16th day of March, 1988, at 2:19 o'clock P. M., and recorded in book/reel/volume No. M88 on page 3746 or as fee/file/instrument/microfilm/reception No. 85304  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

..Evelyn Biehn, ...County Clerk.....

NAME TITLE  
By Pam Smith Deputy

**Fee: \$10.00**