

1967/50

90957

KNOW ALL MEN BY THESE PRESENTS, That

Ruth L. Heidrich, a single

woman,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth S. A. Cooney and Maria Cooney, 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:

Portion of Lot 2, Block 49 of First Addition to the City of Klamath Falls, Oregon, and portion of Lot 7 in Block 7 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, described as follows: Beginning on the Southerly line of Washington Street in said City of Klamath Falls, Oregon, at the Northwest corner of said Lot 2, Block 49, First Addition; thence Northeasterly along said line of Washington Street, 50 feet; thence Southeasterly and parallel with Fourth Street, 50 feet; thence Southwesterly and parallel with Washington Street 6.4 feet; thence Southeasterly and parallel with Fourth Street 60 feet to the Northerly line of alley through said Block 49; thence Southwesterly along said alley line 43.6 feet to Southwest corner of Lot 2 of said Block 49; thence Northwesterly and parallel with Fourth Street, 110 feet to the place of beginning.

(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

Subject to easements, reservations, restrictions and rights-of-way of record and those apparent on the land,

and that grantor will warrant and forever defend the above granted 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 \$ 12,500.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 14 day of September, 19 73.

Ruth L. Heidrich

STATE OF OREGON, County of Klamath) ss.Personally appeared the above named Ruth L. HeidrichSeptember 14, 19 73

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

(OFFICIAL SEAL)

Before me: *Maryann Cunard*

Notary Public for Oregon

My commission expires 11-20-73

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Ruth L. Heidrich

TO

Kenneth S. A. Cooney

Maria Cooney

AFTER RECORDING RETURN TO

Kenneth S. A. Cooney and
Maria Cooney
P.O. Box 248
Bonanza, OR 97623

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Sept., 19 78, at 9:59 o'clock A.M., and recorded in book M88 on page 14217 or as filing fee number 90957, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Title

By Pauline Mullendare Deputy

Fee \$8.00

633 SEP 1 1973

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ca-8-00