

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

KENNETH B. COOK & TAMARA COOK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVADA L. WALKER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lot 23 and the Northone-half of Lot 24, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Volume 349, page 474, Deed Records of Klamath County, Oregon.
Tax Account No. 3809-35DB-2300

Subject to: Existing Trust Deed recorded in Volume M82, page 5972, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay.

"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 and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 59,000.00. However, the actual consideration consists of, for inclusion in the public record, the consideration which is the total part of the consideration (including cash) and the balance between the symbol of an applicable should be deleted. See ORS 93.010.

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 6th day of September, 19 89, 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.



ROXIE L. KING
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
TEHAMA COUNTY
My Commission Expires May 14, 1993

STATE OF Oregon (California)

County of Tehama ss.

September 6, 19 89

proved upon satisfactory evidence

Personally appeared the above named
Kenneth B. Cook & Tamara Cook

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

Before me:

(OFFICIAL
SEAL)

Roxie L. King
Notary Public for Oregon, California
My commission expires: May 14, 1993

Before me:

(OFFICIAL
SEAL)

Tamara Cook
Notary Public for Oregon
My commission expires:

Kenneth B. Cook & Tamara Cook

520 Roundup Ave.

Red Bluff, CA 97080

GRANTOR'S NAME AND ADDRESS

EVADA L. WALKER

1030 Kane St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Evada L. Walker

1030 Kane St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Evada L. Walker

1030 Kane St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
recorded for record on the 12th
day of Sept., 19 89,
at 12:34 o'clock P.M. and recorded
in book M89 on page 17140 or as
file/reel number 5085

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Paul M. Minkley Deputy

Fee \$8.00