

1-1-74

17118

K-37689
WARRANTY DEED

Vol. m90 Page 13226

KNOW ALL MEN BY THESE PRESENTS, That DON EARL DUNHAM, SUSAN DUNHAM MURPHY, THOMAS ANKENY, LEWIS HURLEY ANKENY & RICHARD DUNHAM ANKENY, by and through DOROTHY DUNHAM ANKENY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFERY & DEBORAH COOK, husband & wife, tenants by the entirety as tenants in common with THEODORE & LAURETTA J. husband & wife, as tenants by the entirety, 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:

N 1/2 of Lots 4 and 5 in Block 94 of Klamath 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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

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 \$ 65,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of April, 1985; 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.

[Signature]
Attorney-in-Fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

On this the 19th day of April, 1985 personally appeared DOROTHY DUNHAM ANKENY

SUSAN DUNHAM MURPHY, THOMAS ANKENY, LEWIS HURLEY ANKENY & RICHARD DUNHAM ANKENY who, being duly sworn (or affirmed), did say that she is the attorney in fact for DON EARL DUNHAM, that she executed the foregoing instrument by authority of and in behalf of said principals and she acknowledged said instrument to be the act and deed of said principals.



(Official Seal)

Before me:

[Signature]

(Signature)

My Commission Expires: 4/6/89

Dorothy Dunham Ankeny
128 Hillside Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Jeff and Deborah Cook
401 South Sixth Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeffery Cook et al

401 So. 6th St.

Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Jeff and Deborah Cook
401 South Sixth Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 5th day of July, 1990 at 11:03 o'clock A.M., and recorded in book/reel/volume No. M90 on page 13226 or as document/fee/file/instrument/microfilm No. 17118, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *[Signature]* Deputy

Fee \$28.00

SPACE RESERVED
FOR
RECORDER'S USE

'90 JUL 5 AM 11 03