

MTC 24372 WARRANTY DEED

Daniel B. Ryan and Roxsanna Ryan, husband and

20392

KNOW ALL MEN BY THESE PRESENTS, That

for the consideration hereinafter stated, to grantor paid by

~~hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Gary M. Cooke and Sandra L. Cooke, husband and wife~~
~~the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 37, Block 36, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Account No. 3811-009A0 04200

MOUNTAIN TITLE COMPANY
described in this instrument in violation of

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."
 _____, heirs, successors and assigns forever.

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, apparent on the ground and common to the area and that

is lawfully seized in fee simple and the above granted premises are of record, apparent on the ground and common to the area 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 actual consideration paid for this transfer, stated in terms of dollars, is \$44,500.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 September, 1924, 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.

Daniel B. Lyman

STATE OF OREGON,
County of Klamath
September 19, 19 90

Personally appeared the above named Daniel B. Ryan and Roxsanna Ryan

Daniel B. Ryan
Roxsanna Ryan

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

Before me:

Notary Public for Oregon
My commission expires: 2

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

Daniel B. Ryan
Roxsanna Ryan
C/O Klamath First Federal

Gary M. Cooke
Sandra L. Cooke
Rt 2 Box 328 Teal Drive, Bonanza, OR 97623

After recording return to:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, OR 97603

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

Klamath First Federal
2943 S. 6th St.
Klamath Falls, OR 97603

NAME ADDRESS ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 20th
day of Sept., 19 90,
at 11:37 o'clock A.M., and recorded
in book M90 on page 18907 or as
file/reel number 20392.
Record of Deeds of said County.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Neulander Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY