

Aspen Title
#01036026

28468

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LINDA L. COOK and LINDA L. COOK, as mother and authorized agent for Derrick R. Cook, pursuant to Court Order dated Mar. 28, 1991 (Klamath County Circuit Court Case #9101053CV) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEWMAN ENTERPRISES, INC., 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:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 18, Township 37 South, Range 15 East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways; Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin, recorded in Book M69 at page 2681; Easements and rights of way of record and those apparent on the land, if any.

(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 above set forth,

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 \$ 18,000.00. 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 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 April, 1991; 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 } ss.
County of Alameda }
April 9, 1991

Personally appeared the above named
Linda L. Cook

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

Before me:

(OFFICIAL SEAL)

Notary Public for ~~Oregon~~ California
My commission expires:

STATE OF OREGON, County of _____ ss.
_____, 19____

Personally appeared _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, 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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA)
County of Alameda) ss

Return To & Taxes To:
Newman Enterprises, Inc.
P.O. Box 51, Bly, OR 97622

On this 9th day of April, 1991, before me, a notary public in and for said county and state, personally appeared Linda L. Cook, mother and authorized agent for Derrick R. Cook, per Court Order dated March 28, 1991, (Klamath County Circuit Court Case #9101053CV) known to me to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL SEAL
P. de Peralta
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My commission expires Aug. 16, 1993 (SEAL)

My Commission Expires:

8/16/93

Notary Public for California

91-APR-23 11:10 AM

7393

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ATC the 23 day
of April A.D., 19 91 at 10:48 o'clock A. M., and duly recorded in Vol. M 91,
of Deeds on Page 7392.

FEE \$33.00

Evelyn Biehn, County Clerk

By Shirley J. Orum