

30017

MC 25528

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DOROTHY L. AUDISS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CATHY COGAR

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:

The SE 1/4 NW 1/4 SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and lots 1 through 7 and the East 20 feet of Lot 8, ELMWOOD PARK. EXCEPTING THEREFROM that portion conveyed to the United States of America recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon. TOGETHER WITH 1970 PARKW Mobile Home, Oregon License #X177409 which is situate on real property described herein.

**See reverse for Map of Encumbrances*

"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 all those of record and those apparent upon the land 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 \$ 85,315.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 29th day of May, 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.

Dorothy L. Audiss
DOROTHY L. AUDISS

STATE OF OREGON, County of Klamath ss. May 29 19 91

Personally appeared the above named DOROTHY L. AUDISS

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

Before me: Kristin L. Redd Notary Public for Oregon My commission expires: 11/16/91 STATE OF OREGON, County of ss. The foregoing instrument was acknowledged before me this day of 19, by president, and by secretary of

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

Form with fields for Grantor's Name and Address (DOROTHY L. AUDISS), Grantee's Name and Address (CATHY COGAR, 5729 Altamont Drive, Klamath Falls, OR 97603), and recording return information (SAME AS GRANTEE).

STATE OF OREGON, ss. County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer By Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, delinquent. Unpaid Balance: \$10.55, plus interest. Account #3909-014CB-01000, Key #573132.
2. Taxes for the fiscal year 1987-1988, delinquent. Original Amount: \$403.60, plus interest. Account #3909-014CB-01000, Key #573132.
Original Amount: \$864.09, plus interest. Account #3909-014CB-02200, Key #573338.
3. Taxes for the fiscal year 1988-1989, delinquent. Original Amount: \$429.70, plus interest. Account #3909-014CB-01000, Key #573132.
Original Amount: \$915.22, plus interest. Account #3909-014CB-02200, Key #573338.
4. Taxes for the fiscal year 1989-1990, delinquent. Original Amount: \$412.32, plus interest. Account #3909-014CB-01000, Key #573132.
Original Amount: \$1,084.55, plus interest. Account #3909-014CB-02200, Key #573338.
5. Taxes for the fiscal year 1990-1991, a lien due and payable. Original Amount: \$375.06, plus interest. Account #3909-014CB-01000, Key #573132.
Original Amount: \$993.06, plus interest. Account #3909-014CB-02200, Key #573338.
6. Mobile Home Taxes for the fiscal year 1990-1991, a lien due and payable. Original Amount: \$267.80 plus interest. Account #M177409, Key #28776.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District. Delinquent Amounts owing are \$20.83 for Account #3909-014CB-01000 and \$90.97 for Account #3909-014CB-02200, plus interest.
8. Real Estate Contract, subject to the terms and provisions thereof; A memorandum of which was recorded September 13, 1983 in Volume M83, page 15705, Microfilm Records of Klamath County, Oregon, wherein Hazel L. Lewis aka Hazel Louise Lewis, is Vendor and Billy T. Audiss and Dorothy L. Audiss, are Vendees.
The effect of Bargain and Sale Deed recorded January 18, 1985 in Volume M85, page 1088, Microfilm Records of Klamath County, Oregon, from Billy T. Audiss to Dorothy L. Audiss.
9. A judgment for the amount herein stated and any other amounts due;
Case No.: 90-1578CV Debtor: Dorothy L. Audiss
Entered: May 21, 1990 Creditor: Carter Jones Collection Service
Amount: \$1,240.50, plus interest and costs, if any
10. Proceedings pending in the Circuit Court for Klamath County. Suit No.: 91-15074CV, Entered on May 21, 1991 wherein Briarcliff Condominium Assoc., Inc., is the Plaintiff and Dorothy L. Audiss is the Defendant. A suit for complaint for foreign judgment.
11. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

The Grantee named on the reverse side of this deed hereby agrees to assume and pay in full all encumbrances described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day of May A.D., 19 91 at 2:27 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 10252

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullenders