30342 MTC 25272

WARRANTY DEED

Vol. M91 Page 10774

KNOW ALL MEN BY THESE PRESENTS, That SHERYL L. ROJO, an unmarried woman and RALPH R. BAKER AND BILLIE A. BAKER, AS TENANTS BY THE ENTIRETY ALL NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* CATHERINE N. COOK *, hereinafter called 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 Southeasterly 30 feet of Lot 3 and the Northwesterly 30 feet of Lot 4, Block 40, BUENA VISTA 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.

'91 JUN 7 PM 3 20

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."

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 those apparent upon the land, if any, as 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 $ 39,500.00 .

[1] ~~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 remainder of 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 7 *day of* June *, 19* 91 *; 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.*

Sheryl L. Rojo
SHERYL L. ROJO

Ralph R. Baker
RALPH R. BAKER

Billie A. Baker
BILLIE A. BAKER

STATE OF OREGON,)
County of Klamath) *ss.*
6-4 *, 19* 91 *.*

Personally appeared the above named Ralph R. Baker, & Billie A. Baker *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Linda L. Haug
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
LINDA L. HAUG
NOTARY PUBLIC - OREGON
COMMISSION NO. 006457
MY COMMISSION EXPIRES MAY 01, 1995

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NOTARY PUBLIC - OREGON
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Linda L. Haug

STATE OF OREGON, County of Klamath) *ss.*
The foregoing instrument was acknowledged before me this June 6 *, 19* 91 *, by* Sheryl Lynn Rojo *,*
~~president and by~~ *,*
~~secretary of~~ *,*
a ~~corporation on behalf of the corporation.~~

Notary Public for Oregon
My commission expires: Linda L. Haug *(SEAL)*

Sheryl L. Rojo, Ralph R. Baker and Billie A. Baker
P.O. Box 626
Keno, OR 97627
GRANTOR'S NAME AND ADDRESS

Catherine N. Cook
P.O. Box 393
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Catherine N. Cook
P.O. Box 393
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Catherine N. Cook
P.O. Box 393
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) *ss.*
County of Klamath
I certify that the within instrument was received for record on the 7th *day of* June *, 19* 91 *, at* 3:20 *o'clock* P *M., and recorded in book* M91 *on page* 10774 *or as file/reel number* 30342 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendyke *Deputy*

Fee $28.00