

32068

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LELAND F. COONCE AND OLIVINE M. COONCE
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN L. COOK
AND SUZANNE B. COOK, HUSBAND AND WIFE, 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:

Lot 12 in Block 6 of TRACT NO. 1003--THIRD ADDITION TO MOYINA, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

"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 apparent to the land

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 \$ 94,000.00.
~~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 17th day of July, 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.

STATE OF OREGON,
County of Klamath ss.
7-17, 19 91

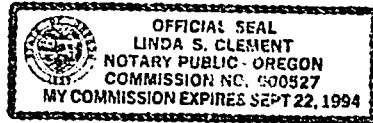
Leland F. Coonce
Leland F. Coonce

Olivine M. Coonce
Olivine M. Coonce

Personally appeared the above named _____
Leland F. Coonce and
Olivine M. Coonce

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

Before me: Linda S. Clement
Notary Public for Oregon
My commission expires: 9-22-94



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 _____
My commission expires: _____ (SEAL)

Leland F. & Olivine M. Coonce

GRANTOR'S NAME AND ADDRESS
Stephen L. & Suzanne B. Cook
1424 1st St. NW
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
Stephen L. & Suzanne B. Cook
540 Main St
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP
John W. Cook

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was
received for record on the 17th
day of July, 19 91,
at 1:32 o'clock P. M., and recorded
in book M91 on page 13958 or as
file/reel number 32068,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mueller Deputy

Fee \$28.00