

60692

WARRANTY DEED

UTC 29610-KR

KNOW ALL MEN BY THESE PRESENTS, That

ANN WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called CATHY COGAR-KING 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 6 in Block 8, ELDORADO 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.

"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 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 \$ 16,900.00

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 26 day of April, 1993; 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,

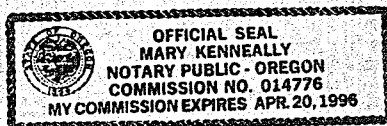
County of Klamath ss.

Personally appeared the above named ANN WELLS

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

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)

STATE OF OREGON,

ss.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title co

on this 29th day of April A.D. 1993  
at 9:06 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 9178

Evelyn Biehn, County Clerk

By Paula M. Mendenhall Deputy.

Fee, \$30.00

ANN WELLS  
186 PEACH ST.  
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

CATHY COGAR-KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS

After recording return to  
CATHY COGAR-KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR

NAME, ADDRESS, ZIP

Until a change is received all tax statements shall be sent to the following address.

CATHY COGAR-KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR

NAME, ADDRESS, ZIP