

64764

MOUNTAIN TITLE COMPANY

Vol. m93 Page 17394

WARRANTY DEED  
MTC 30158-MK

KNOW ALL MEN BY THESE PRESENTS, That

"J." "B." COY and JANET R. COY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
**TRUSTEES OF KLAMATH ANIMAL CLINIC PROFIT SHARING PLAN TRUST**, 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 therunto belonging or appertaining,  
 situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 25 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill,  
 Irvington Heights, Mountain View Addition and Eldorado Heights, according to the  
 official plat thereof on file in the office of the County Clerk of Klamath County,  
 Oregon.

SUBJECT TO: Mortgage, recorded July 9, 1980 in Volume M80, page 12685, Microfilm  
 Records of Klamath County, Oregon in favor of State of Oregon, represented and  
 acting by the Director of Veterans' Affairs (L-P41910) which the Grantees named  
 above DO NOT agree to assume nor pay and the Grantors named above hereby agree to  
 hold the Grantees harmless therefrom.

"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 \$ 115,000.00

XX  
 XX  
 XX

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 \_\_\_\_\_ day of July, 19 93 ;  
 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 ~~OKLAHOMA~~ OKLAHOMA )  
 County of \_\_\_\_\_ ) ss.  
July 15, 19 93

Personally appeared the above named  
 "J." "B." COY and JANET R. COY

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

Before me:

Harry L. Scott  
 Notary Public for ~~OKLAHOMA~~ Oklahoma  
 My commission expires:

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)

"J." "B." COY &amp; JANET R. COY

2705 NW 17th

Oklahoma City, OK 73107

GRANTOR'S NAME AND ADDRESS

KLAMATH ANIMAL CLINIC PROFIT SHARING PLAN TRUST

2726 S. Sixth St.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH ANIMAL CLINIC PROFIT SHARING PLAN TRUST

2726 S. Sixth St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
 KLAMATH ANIMAL CLINIC PROFIT SHARING PLAN TRUST

2726 S. Sixth St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 19th  
 day of July, 19 93

at 11:30 o'clock A. M., and recorded  
 in book M93 on page 17394 or as  
 file/reel number 64764

Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullender Deputy

Fee \$30.00

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