65600

Vol. M3 Page 19080 MOUNTAIN TITLE COMPANY

WARRANTY DEED MTC 29453-MK

KNOW ALL MEN BY THESE PRESENTS, That

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

JEFF E. FILIOTT and KELLY S. ELLIOTT, 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, _____ and State of Oregon, described as follows, to-wit: situated in the County of _____KLAMATH____

Lot 6 and the Westerly 24 feet of Lot 7, Block 2, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the North 5 feet of Lot 7, TOGETHER with an easement for ingress and egress over the North 22 feet of Lot 5 in said Block 2.

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

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, 12,278.00

The true and actual consideration paid for this transfer, stated in terms of dollars I OF DEPARTMENT OF A CALCULAR AND A XYORXIDAGXSCXIAACXX

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. , 19 93

In Witness Whereof, the grantor has executed this instrument this : _ day of July_ in minutes minutes, in this caused its name to be signed and seal affixed by its officers, dury althorized thereto by order of its heard of directors order of its board of directors. TAR

CATHY

COGAR

STATE OF OREGON. County of ___Klamath . 19 93 July 8 Personally appeared the above named _ CATHY COGAR

__ and acknowledged the foregoing instrument to be <u>her</u> voluntary act and deed.

Before me:	M	nA	Innea	Ul
	Notary Rub My commis	olic for Ore sion expire	s ^{on} 4/20/	96 🤇
	63.61 84.0	FFICIAL SEA	LLY	1
	A NOTAR	Y PUBLIC . O	REGON 014776 PR 20, 1996	

GRANTOR'S NAME AND ADDRESS JEFF E. ELLIOTT and KELLY S. ELLIOTT

GRANTEE'S NAME AND ADDRESS

97601 NAME ADDRESS ZIP shall be sent to the follow

R 97601

JEFF E. ELLIOTT and KELLY S. ELLIOTT

JEFF E. ELLIOTT and KELLY S. ELLIOTI

OR

CATHY COGAR

5729 ALTAMONT

325 HAWTHORNE

325 HAWTHORNE KLAMATH FALLS, OR

325 HAWTHORNE

KLAMATH FALLS,

requested all tax statem

KLAMATH FALLS, OR 97603

KLAMATH FALLS, OR 97601

STATE	OF OREGON, County of) \$5.
	The foregoing instrument was ackne	
	, 19, by	7
	president, and by	

corporation, on behalf of the corporation.

secretary of

Notary Public for Oregon

My commission expires:

(SEAL)

By Qaulene Muslindere Deputy

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STATE OF OREGON.

	County of Klamath
	I certify that the within instrument was
	received for record on the <u>3rd</u>
	day ofAug, 1993,
	at1:31 o'clock P M. and recorded
SPACE RESERVED	in book <u>M93</u> on page <u>19080</u> or as
 FOR	file/reel_number65600,
 PECORDER'S USE	Record of Deeds of said county.
	Witness my hand and seal of County
	affixed.
	Evelyn Biehn, County Clerk
 FEE:\$30.00	Recording Officer
1 166:030.00	Bas I man in a N 112 I and Collenner

MOUNTAIN TITLE COMPANY

and that

MOUNTAIN TITLE COMPANY