

MTC 22907-MK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That
 HOWARD F. COOK & SHIRLEY G. COOK, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. ACKLEY and
 RUTH E. ACKLEY and LARRY D. THOMPSON and MARY K. MC MULLEN with rights of 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 Klanath and State of Oregon, described as follows, to-wit:

See Exhibit A which is made a part hereof by this reference.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$15,000.00

However, the actual consideration consists of or includes ~~the property of value given or promised which is the whole part of the consideration and care who is the seller~~ the sale between the symbols, if not applicable, should be deleted.
 See ORS 93.030, 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 22 day of SEPTEMBER 19 94; 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, CALIFORNIA)
 County of _____) ss.
 19 _____

Personally appeared the above named
 Howard F. Cook & Shirley G. Cook

Howard F. Cook
 Howard F. Cook

Shirley G. Cook
 Shirley G. Cook

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

Before me:

per attached certificate
 Notary Public for ~~OREGON~~
 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)

HOWARD F. COOK & SHIRLEY G. COOK

12822 Chaplet Place

Santa Ana, CA 92705

GRANTOR'S NAME AND ADDRESS

JAMES F. ACKLEY, et al

4720 Giles Way

Carson City, NV 89704

GRANTEE'S NAME AND ADDRESS

After recording return to:

James F. Ackley, et al

4720 Giles Way

Carson City, NV 89704

NAME, ADDRESS, ZIP

Use: a change is required all to a statement shall be sent to the following address:

James F. Ackley, et al

4720 Giles Way

Carson City, NV 89704

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was

received for record on the _____

day of _____, 19_____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Recording Officer

By _____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the W1/2 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NW1/4 NE1/4 of said Section 35; thence East along the North line of the SW1/4 NW1/4 NE1/4, 660 feet to the true point of beginning, which point is the Northeast corner of a deed recorded May 31, 1963, in Deed Volume 345, page 520, thence South along the East line of Deed Volume 345, page 520, to the Northerly bank of Sprague River, thence Northeasterly along the Northerly bank of said river to the Southwest corner of deed recorded July 23, 1963, in Deed Volume 346, page 620; thence North along the Westerly line of Deed Volume 346, page 620 and Parcel 1 of Deed recorded July 23, 1963 in Deed Volume 346, page 627 to the North line of S1/2 NW1/4 NE1/4; thence West to the point of beginning, excepting a portion lying within Sprague River Road.

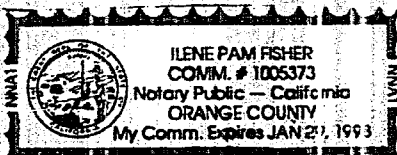
State of CALIFORNIA

County of ORANGE

On September 22nd 1994 before me, Ilene Pam Fisher, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Howard F. Cook and Shirley G. Cook
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ilene Pam Fisher
SIGNATURE OF NOTARY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day of Sept A.D., 19 94 at 3:23 o'clock P.M. and duly recorded in Vol. M94 of Deeds on Page 30169

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. Mendenhall