

NA
2193

WARRANTY DEED

Vol. 1795 Page 16939



KNOW ALL MEN BY THESE PRESENTS, That KLAMATH DEVELOPMENT COMPANY, an Oregon

corporation

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

CARL O. COOLEY

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 6, Block 22, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 97 Map 3907-26D0 TL 2400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances those of record and those apparent on the land

and that

grantor will warrant and forever defend the 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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of May, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

KLAMATH DEVELOPMENT 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.

BY: *Betty Shipsey Beyer*
President

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19 ,

by

This instrument was acknowledged before me on , 19 ,

by

as

of

Notary Public for Oregon

My commission expires

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Carl O. Cooley

1540 PLYMOUTH WAY
SPARKS, NV 89431

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19 , at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By , Deputy.

06-28-95 P03:29 RCVD

INDIVIDUAL ACKNOWLEDGMENT

State of CALIFORNIA
 County of MARIN } ss.

On this the 24TH day of MAY 1995 before me,

LAUREEN D. TALLMAN

the undersigned Notary Public, personally appeared

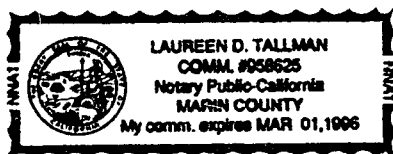
BETTY SHIPSEY BEYER

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) IS subscribed to the
 within instrument, and acknowledged that SHE executed it.

WITNESS my hand and official seal.



Laureen D. Tallman
 Notary's Signature

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
 of June A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 16939.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller