OK 24197

K-38413
WARRANTY DEED—TENANTS BY ENTIRETY
ATC #0104502/

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96 SEP -3 P3:48

KNOW ALL MEN BY THESE PRESENTS, That
........JOHN A. COOPER and LINDA J. COOPER............

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM STEVEN FRANCIS and CLAUDIA LOUISE FRANCIS........., husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of....Klamath........., State of Oregon, described as follows, to-wit:

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Lot 1 and the N½ of Lot 2, Block 7, FAIRVIEW ADDITION NO. 2, 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.
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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances...........................

.... 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 $ 31,500.00.
①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 21st day of February, 19 86; 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.

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.

JOHN A. COOPER
LINDA J. COOPER

STATE OF OREGON,
County of ....Klamath........
February 21, 19 86

Personally appeared the above named
John A. Cooper and
Linda J. Cooper
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8/27/87

STATE OF OREGON, County of........................) ss.
.........................., 19..........
Personally appeared ....and
....who, being duly sworn, each for himself and not one for the other, did say that the former is the ....president and that the latter is the ....secretary of ....
...., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
ATC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee $30.00

STATE OF OREGON,
County of ....Klamath........ } ss.
I certify that the within instrument was received for record on the 3rd day of September, 19 96, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M96 on page 27444 or as fee/file/instrument/microfilm/reception No. 24197, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk
NAME   TITLE
By ....Deputy