

NA

32727

## WARRANTY DEED

Vol. M97 Page 4324KNOW ALL MEN BY THESE PRESENTS, That Dorothy R. Cody

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dorothy R. Cody  
and James A. Cody / Not as tenants in common but with rights of survivorship  
 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 9 and the South 6 Feet of Lot 10,  
Lewis Tracts.

Subject to: Regulation, including levies,  
assessments, water and irrigation rights and  
easements for ditches and canals, of  
Enterprise Irrigation District; Easements  
and rights of way of record and those  
apparent on the land, if any.

97 FEB 11 P1:44

(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

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.

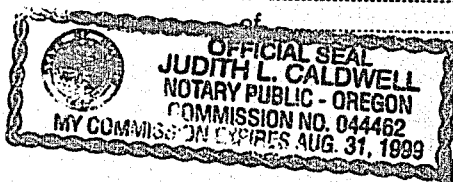
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$70,000.00 CHANGE VESTING  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). (The sentence between the symbols @, 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 11<sup>th</sup> day of FEBRUARY, 1997;  
 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.

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.

Dorothy R. Cody

STATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on FEBRUARY, 11, 1997,  
by DOROTHY R. CODYThis instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_

Judith L. Caldwell

Notary Public for Oregon  
My commission expires 8-31-99DOROTHY R. CODY

Grantor's Name and Address

DOROTHY R. CODY, AND  
JAMES A. CODY

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
DOROTHY RAE CODY  
642 FLORENCE RD  
NORTH POLE AK 99705Until requested otherwise send all tax statements to (Name, Address, Zip):  
DOROTHY RAE CODY1120 VICTOR  
NORTH POLE AK 99705SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
 was received for record on the 11th day  
 of February, 1997, at  
1:44 o'clock P.M., and recorded in  
 book/reel/volume No. M97 on page  
4324 and/or as fee/file/instru-  
 ment/microfilm/reception No. 32727,  
 Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy.

Fee: \$30.00

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