

37482

MTC 40961-KA Vol. M97 Page 14354  
WARRANTY DEED

ROBERT J. COOK,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JOSEPH S. MARCUM and DOROTHY K. MARCUM, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 12 in Block 3 of TRACT NO. 1007-WINCHESTER, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

97  
P 3:41  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

97  
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.

The true and actual consideration for this conveyance is \$ 72,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~4210 MYRTLEWOOD DRIVE, KLAMATH FALLS, OR 97603~~  
2203 31st Ave. SE, Albany, OR 97321

Dated this 7th day of May, 1997.

ROBERT J. COOK

STATE OF Oregon ss. May 7th 19 97  
COUNTY OF Klamath  
Personally appeared the above named Robert J. Cook

and acknowledged the foregoing instrument to be his voluntary act.

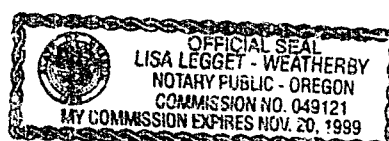
Before me:

Lisa Legget Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

(seal)

ESCROW NO. M40961-KA

Return to:  
JOSEPH S. MARCUM  
4210 MYRTLEWOOD DRIVE  
KLAMATH FALLS, OR 97603  
2203 31st Ave SE  
Albany, OR 97321



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Robert J. Cook the 9th day  
of May A.D. 19 97 at 3:41 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 14354

FEE \$30.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross