

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

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OC Victor K. Cook
5395 Hwy 66
Klamath Falls, OR 97604
Grantor's Name and Address
Betty L. Cook
5395 Hwy 66
Klamath Falls, OR 97604
Grantee's Name and Address

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

Victor K. Cook
5395 Hwy 66
Klamath Falls, OR 97604

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

Victor K. Cook
5395 Hwy 66
Klamath Falls, OR 97604

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 01/28/2004 3:15 p m fixed.
Vol M04 Pg 05259
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

by _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Victor K. Cook

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Betty L. Cook
and Victor K. Cook, wife and husband
hereinafter called 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:

A tract of land
situate in the Northwest quarter of the Northeast quarter of
Section 13, Township 39 South, Range 8 East of the Willamette
Meridian, Klamath County, Oregon and being more particularly
described as follows:
Beginning at the North quarter corner of Section 13, T.39S.,
R.8E., W.M. according to the Plat on file in the Klamath County
Surveyor's Office in File #231; thence East along the Section
line 1051.69 feet to the West right of way of State Highway #66;
thence S.27°37'W. 320.88 feet to the true point of beginning of
this description; thence S.67°25'W. 335.90 feet; thence S.21°12'W.
260.00 feet; thence S.62°23'E. 119.45 feet; thence S.27°37'W.
211.2 feet; thence S.52°07'E. 69.0 feet to the Westerly right
of way of State Highway #66; thence Northeasterly around a
10.5524 degree curve to the left 114.92 feet; thence N.27°37'E.
629.80 feet to the true point of beginning of this description.
Said parcel contains 2.25 acres more or less.

To Have and to Hold the same unto 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 except (if no exceptions, so state):

Victor K. Cook
Betty L. Cook

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 \$ 0.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols "if", 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 on JAN 28 2004; if grantor
is a corporation, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Victor K. Cook

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 1-28-04
by Victor K. Cook

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Debbie K. Bergener
Notary Public for Oregon
My commission expires 12-17-2007

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