

NJC1396-10402

2011-002984

Klamath County, Oregon



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03/02/2011 11:37:54 AM

Fee: \$42.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON REPRESENTING THE  
ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DO NOT  
AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**After Recording, Return To:**

Kelley Kilgore  
P.O. Box 7265  
Klamath Falls, OR 97602-0265

**1. Name(s) of the Transaction(s):**

Warranty Deed

**2. Direct Party (Grantor):**

Cathy Cogar-King

**3. Indirect Party (Grantee):**

Kelley Kilgore

**4. True and Actual Consideration Paid:**

**5. Legal Description:**

See attached

42 Amt

# MOUNTAIN TITLE COMPANY

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

**CATHY COGAR-KING**

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

**KELLEY KILGORE**

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

**Lots 1 and 2 and the North 5 feet of Lots 7 and 8 in Block 2 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

"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."

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

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

except those of

record and those apparent upon the land, if any, as the date of this deed

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 \$ **22,000.00**

~~XXXXXX THE GRANTEE COVENANTS TO AND WITH THE GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS THE DATE OF THIS DEED. AND THAT 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.~~

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 6th day of January, 19 93; 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.

STATE OF OREGON,

County of Klamath

ss.

October Jan. 6, 19 92 93 KL

**CATHY COGAR-KING**

Personally appeared the above named CATHY COGAR-KING

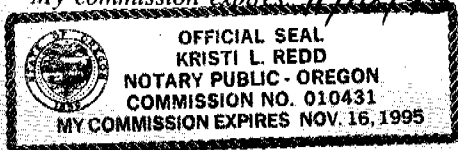
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/12/95



STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this

, 19 \_\_\_\_\_, by

\_\_\_\_\_ president, and by

\_\_\_\_\_ secretary of

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

**CATHY COGAR-KING**

**5729 ALTAMONT DRIVE**

**KLAMATH FALLS, OR 97603**

GRANTOR'S NAME AND ADDRESS

**KELLEY KILGORE**

**330 VAN NESS P.O. Box 7265**

**KLAMATH FALLS, OR 97601 97602-0265**

GRANTEE'S NAME AND ADDRESS

**KELLEY KILGORE**

**330 VAN NESS P.O. BOX 7265**

**KLAMATH FALLS, OR 97601 97602-0265**

NAME, ADDRESS, ZIP

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

**KELLEY KILGORE**

**330 VAN NESS P.O. BOX 7265**

**KLAMATH FALLS, OR 97601 97602-0265**

NAME, ADDRESS, ZIP

STATE 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 \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDERS USE

By \_\_\_\_\_ Recording Officer  
Deputy