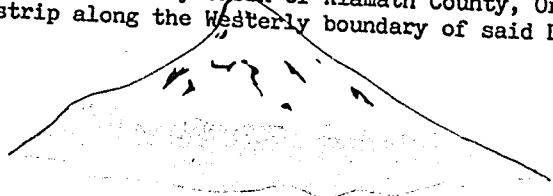


77846

WARRANTY DEED
MTC-18888-P-1187 14152

KNOW ALL MEN BY THESE PRESENTS, That BOBBY R. JONES & BARBARA J. JONES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. COGAR & CATHY S. COGAR, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

1/2 The S¹ of Tract 44, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a 10 foot strip along the Westerly boundary of said Lot, conveyed for road purposes.



MOUNTAIN TITLE COMPANY

"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 of the above granted premises, free from all encumbrances EXCEPT Those of record and apparent upon the land, if any, as of 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 \$ 18,000.00

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 August, 19 87; 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.

Bobby R. Jones
Bobby R. Jones

Barbara J. Jones
Barbara J. Jones

STATE OF OREGON,
County of Klamath } ss.
8/6, 19 87

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.

Personally appeared the above named Bobby R. Jones & Barbara J. Jones

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

Notary Public for Oregon
My commission expires: 8/16/88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

BOBBY R. JONES & BARBARA J. JONES

GRANTOR'S NAME AND ADDRESS

JOHN R. COGAR & CATHY S. COGAR
1740 N. 4th
Lakeview OR 97630

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of August, 19 87, at 3:45 o'clock P. M., and recorded in book M87 on page 14152 or as file/reel number 77846. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Ann Smith Recording Officer
Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY