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Aspen

TITLE & ESCROW, INC.

Vol. M87

Page

16941

S-31128

WARRANTY DEED (INDIVIDUAL)

JAMES OTIS BURKE and PATRICIA H. BURKE

hereinafter called grantor,
convey(s) to ROBERT A. COCHRAN and LORI L. COCHRAN, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 3, Block 1, EASTMOUNT, in the County of Klamath, State of Oregon

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Eastmount.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
4. Taxes for 1987-1988 are a lien, but not yet due and payable.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 33,000.00

whereas the actual consideration for this transfer is \$ 33,000.00 and the whole consideration is hereby acknowledged by the parties hereto.

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 19 87.

James Otis Burke

Patricia H. Burke

STATE OF OREGON

County of Klamath

)ss.

On this 15th day of September, 19 87.

Personally appeared the above named James Otis Burke and Patricia H. Burke
and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me

Sandra Handwerker

Notary Public for OregonMy Commission Expires: 7-23-89

James Otis Burke

Patricia H. Burke

GRANTOR'S NAME AND ADDRESS

Robert A. Cochran

Lori L. Cochran

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert A. Cochran & Lori L. Cochran

2828 Eastmont

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Robert A. Cochran & Lori L. Cochran

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 17th day
of September, 19 87,
at 3:23 o'clock P. M., and recorded
in book/reel/volume No. M87 on
page 16941 or as document/fee/file/
Instrument/microfilm No. 79425,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$10.00

FORM 685-2.5M

SEP 17 PM 3 23