

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

WILLIAM G. BAUMGARTNER and DIANE L. BAUMGARTNER, husband and wife

convey(s) to TO: RANDALL R. COCHRAN and CYNTHIA G. COCHRAN, husband and wife, hereinafter called grantor,

Restrictions, including easements and all that real property situated in the County of Klamath, State of Oregon, described as:

2. Restrictions, but excluding restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lot 49, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

3. Easement, including easements and provisions thereof:

Recorded: September 7, 1996

Page: 1-1

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4. Easement, including easements and provisions thereof:

Recorded: June 28, 1997

Recorded: May 18, 1997

Page: 22

Page: 479

In favor of: United States of America

"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

(NO SPECIFIC LOGS) SEE ATTACHED EXHIBIT "A"

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 \$ 53,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols* If not applicable. See ORS 93.030)

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 23 day of September, 1987.

Executed for me at County of Oregon, State of Oregon, on this 23 day of September, 1987.

Witness: Henrietta Wieger

STATE OF OREGON, County of Oregon, ss.

Personally appeared the above named Therese before me

Instrument to be their voluntary act and deed.

Before me:

and acknowledged the foregoing
Henrietta Wieger
HENRIETTA WIEGER
Notary Public for NOTARY PUBLIC OREGON
My Commission Expires 3-2-92

William G. Baumgartner and
Diane L. Baumgartner

GRANTOR'S NAME AND ADDRESS

Randall R. Cochran and
Cynthia G. Cochran

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Oregon, ss.
I certify that the within instrument was received for record on the 23 day of September, 1987, at 2 o'clock P.M., and recorded on page 1 or as document/fee/file/instrument/microfilm No. 1, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME TITLE
By Henrietta Wieger Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
 Recorded : September 3, 1976
 Book : M-76
 Page : 13888
4. Easement, including the terms and provisions thereof:
 Dated : June 26, 1905
 Recorded : May 18, 1907
 Book : 22
 Page : 479
 In favor of : United States of America
 (No specific location of record)
5. Easement, including the terms and provisions thereof:
 Dated : May 1, 1945
 Recorded : May 15, 1945
 Book : 176
 Page : 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines
 (No specific location)
6. Taxes for the year 1987-88 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 25th day
 of September A.D., 19 87 at 11:47 o'clock A M., and duly recorded in Vol. M87,
 of Deeds on Page 17451.

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]