

KLAMATH COUNTY TITLE COMPANY

Vol 1788 Page 21715

K-41082 STATUTORY WARRANTY DEED (Individual or Corporation)

HAZEL CARTER

conveys and warrants to RUSSELL COOK AND ROSEMARIE J. COOK, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

SEE ATTACHED EXHIBIT "A"

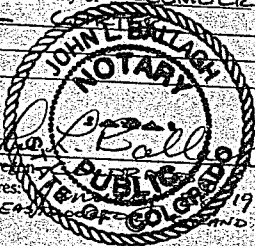
The true consideration for this conveyance is \$ 111,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 14th day of December 19 88 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Hazel Carter
X HAZEL CARTER

COLORADO
STATE OF OREGON, County of MESA)ss.
The foregoing instrument was acknowledged before me
this 16th day of DECEMBER 19 88
by HAZEL CARTER



Notary Public for Oregon
My commission expires: 1992
554 EAST 10TH AVE. COVINGTON CO.

After recording return to:

Mr. & Mrs. Russell Cook
HC 33 Box 35
Dairy, Oregon 97625
NAME, ADDRESS, ZIP

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

Same as Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

PARCEL 1:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 38 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM the following described property: Beginning at a point which is the SW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, running thence due east along the quarter section line between the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 815 feet to a point, thence N. 31°47'22" W. 1,547.08 feet, thence due South along the quarter section line between the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ 1315 feet to the point of beginning, all being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 38 South, Range 10 East of the Willamette Meridian.

THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, and that part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, lying South of the Oregon, California and Eastern Railway right of way.

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, which lies southerly of the South line of the Klamath Falls-Lakeview Highway as presently established.

Government Lots 2 and 3, EXCEPT that portion of Lot 2 conveyed to California Oregon Power Company by deed recorded March 21, 1952, in Deed Volume 253 page 538, in Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian.

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, EXCEPTING therefrom that portion lying north of the Klamath Falls-Lakeview Highway.

PARCEL 2:

Beginning at the Southwest corner of the Northeast one-quarter of the Northeast one-quarter of Section 36, Township 38 South, Range 10 East of the Willamette Meridian; thence East along the Southerly line of said Northeast one-quarter of the Northeast one-quarter a distance of 815.00 feet to a point; thence North 31°47'22" West 773.54 feet to a point; thence South 31°47'22" West 773.54 feet to the point of beginning.

Saving and excepting those portions lying within the Klamath Falls-Lakeview Highway, and/or the Railroad right of way.

SUBJECT TO:

1. Easements and rights of way of record and apparent on the land.
2. Mortgage, including the terms and provisions thereof, recorded on February 1, 1977, in Volume M77 on page 1780, Microfilm records of Klamath County, Oregon, in favor of The Federal Land Bank of Spokane, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
3. Trust Deed, including the terms and provisions thereof, recorded February 1, 1977, in Volume M77 on page 1846, Microfilm records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 21st day of December A.D. 19 88 at 1:39 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 21715

FEE \$13.00

EVELYN BIEHN

County Clerk

By Bernetha A. Ketsch