

46410



01038471

WARRANTY DEED

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AFTER RECORDING RETURN TO:

JOHN R. COGAR

P.O. Box 166, Lakeview, OR
Klamath Falls, OR 97630

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

WILLIAM F. O'CONNOR and ELLA LEE O'CONNOR, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to JOHN R. COGAR,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lots 24 and 25, RIVERS BEND, in the County of Klamath, State of
 Oregon.

Code 118, Map 3507-20CB, Tax Lots 400 & 500.

"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."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

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
 \$15,000.00.

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 8th day of June, 1992.

William F. O'Connor
 WILLIAM F. O'CONNOR

Ella Lee O'Connor
 ELLA LEE O'CONNOR

STATE OF OREGON, County of Douglas ss.

On June 16th, 1992, personally appeared the above named WILLIAM
 F. O'CONNOR and ELLA LEE O'CONNOR and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: Glenda L. Beer

Notary Public for Oregon

My Commission Expires: June 26, 1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
 of June A.D. 19 92 at 3:29 o'clock P.M. and duly recorded in Vol. M92
 of Deeds on Page 13485.

FEE \$30.00

Evelyn Biehn County Clerk

By Glenda L. Beer