

OK 66482 WARRANTY DEED - STATUTORY FORM - GRANTEE, TENANTS BY ENTIRETY

INDIVIDUAL OR CORPORATE GRANTOR

Grantor,

First Service Corporation of Southern Oregon conveys and warrants to James T. Cockrell and Judy Kay Cockrell, husband and wife the following described property located in Klamath County, Oregon: A parcel of land situated in Lot 1 and unnumbered lot in block 79, Buena Vista Addition, more particularly described as follows: Commencing at the SW Corner of said Lot 1, thence N81 03 50E 25.00 feet to the "True Point of Beginning" of this description, thence N0 8 56 10W 139.19 Feet to the "A" Canal R/W. Thence along said R/W S81 05 31W 166.17 feet to the Easterly R/W of California Avenue, thence along said R/W S54 19 24E 198.30 feet to the SW corner of said lot 1, thence along the Suth Line of said lot 1, N81 03 50E 25.00 feet to the "True Point of Beginning".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

The true consideration for this conveyance is \$ 12,000.00 . (Here comply with the requirements of ORS 93.030)

Dated August , 19 93.; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers; done by order of its board of directors.

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.

BY: Gerald V. Brown, President; James D. Bocchi, Director. STATE OF OREGON, County of Klamath, August 17th, 19 93.

STATE OF OREGON, County of , 19 . Personally appeared the above named.

Personally appeared Gerald V. Brown and James D. Bocchi 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

First Service Corp. of So. Oregon, 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.

OFFICIAL SEAL GALE RAMEY NOTARY PUBLIC - OREGON COMMISSION NO. 018331 MY COMMISSION EXPIRES SEPT. 14, 1996 Notary Public for Oregon My commission expires:

Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal)

WARRANTY DEED

First Service Corporation of So. Oreg. James T. Cockrell & Judy K. Cockrell GRANTEE P. O. Box 3510 Lake City, CA 96115 GRANTEE'S ADDRESS, ZIP

After recording return to: First Service Corporation P. O. Box 5270 Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address: First Service Corp. P. O. Box 5270 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 19th day of Aug., 19 93 at 9:15 o'clock A.M., and recorded in book/reel/volume No. 893 on page 20658 or as fee/tile/instrument/microfilm/reception No. 66482, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk; By: Darlene M... Deputy

Fee \$30.00

08-19-93A09:15

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