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Volmay Page 1160

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WARRANTY DEED

#03041113

AFTER RECORDING RETURN TO:

FLOYD A. COBB Klamath Falls, OK 97403

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

SHARON MC NAUGHION hereinafter called GRANTOR(S), convey(s) to FLOYD A. COBB hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Beginning at a point on the East line of 11th Street at a point 95 feet Northwest of the most Southerly corner of Lot 4, Block 68, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northeasterly at right angles to 11th Street to the Northerly line of said Lot 4; thence Westerly along the Northerly line of said Lot 4 to the most Westerly corner of said Lot 4; thence Southeasterly along the East line of 11th Street to the point of beşinning, being all⇒of said Lot 4 EXCEPT the Southerly 95 feet thereof.

CODE 1 MAP 3809-29DC TL 3300

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

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 Trust Deed recorded in Book M-87 at page 6331, which the Grantee herein does not assume nor agree to pay,

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.

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 7th day of January 1994.

Mapti Mame

SHARON MC NAUGHTON

STATE OF OREGON, County of Klamath)ss.

On this 7th day of January, 1994,

Personally appeared the above\_named SHARON MC NAUGHTON and acknowledged the foregoing instrument to be her voluntary act and deed.

<u>10</u> M Before me: Notary Public for Oregon My Commission Expires:

1161 FAISSE 07-12-94A14:59 RCLD Valiana Linge 1560 WARRANTY DEED 01. 450133 3010503 33. 34 8200 , 4 17014 STATE OF OREGON: COUNTY OF KLAMATH: ss.

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ほうしょうそう くう	r record at request of <u>Aspen Title co</u> the <u>12111</u> r record at request of <u>Aspen Title co</u> o'clock <u>A.M.</u> , and duly recorded in Vol. <u>M94</u> <u>Jan</u> <u>A.D.</u> , 19 <u>94</u> at <u>10:59</u> o'clock <u>A.M.</u> , and duly recorded in Vol. <u>M94</u>
	County Clerk
E	\$35.00
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