WARRANTY DEED

MTC 31328-MK

KNOW ALL MEN BY THESE PRESENTS, That CATHY COGAR KING *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* DARRIN E. LESLIE and JACQUELINE C. DEFORD, or the survivor thereof *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* KLAMATH *and State of Oregon, described as follows, to-wit:*

Parcel 2 of Land Partition 12-92 situated in the SE1/4 NW1/4 SW1/4 of Section 14 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

01-26-94A10:13 RCVD

MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed *and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 21,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 *day of* December, *19* 93 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Cathy Cogar King
CATHY COGAR KING

STATE OF OREGON,
County of Klamath *)* *ss.*
December 28, *19* 93

Personally appeared the above named CATHY COGAR KING

and acknowledged the foregoing instrument to be her *voluntary act and deed.*

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96

OFFICIAL SEAL
MARY KENNEALLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 014776
MY COMMISSION EXPIRES APR 20, 1996

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

Notary Public for Oregon
My commission expires: *(SEAL)*

CATHY COGAR KING
5729 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

DARRIN E. LESLIE and JACQUELINE C. DEFORD
4519 SOUTHSIDE EXPRESSWAY
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
DARRIN E. LESLIE and JACQUELINE C. DEFORD
4519 SOUTHSIDE EXPRESSWAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
DARRIN E. LESLIE and JACQUELINE C. DEFORD
4519 SOUTHSIDE EXPRESSWAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 26th *day of* January *, 19* 94 *, at* 10:13 *o'clock* A *M., and recorded in book* M94 *on page* 2602 *or as file/reel number* 74964 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Lynette Fleetwood *Recording Officer* *Deputy*

Fees: $30.00

MOUNTAIN TITLE COMPANY