

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
ANTONIO COBIAN and SARA COBIAN, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID LYNN POWELL and LINDA ANN POWELL, husband and wife, 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:

FOR LEGAL DESCRIPTION, PLEASE SEE EXHIBIT "A" ATTACHED



"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. \$11,000.00

11,000.00
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$XXXXXXXXXXXXXXXXXXXX
XX
However, the actual consideration consisted of certain real property the value given or promised which is the whole or
part of the consideration (if in the which). The sentence between the symbols, if not applicable, should be deleted.
XXXXXXXXXXXXXXXXXXXX
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical charges 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 16 day of March, 19 97;
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.

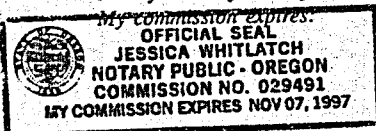
STATE OF OREGON,
County of Lamath ss.
March 16, 1994

Personally appeared the above named _____
 ANTONIO COBIAN
 SARA COBIAN

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Notary Public for Oregon



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____.

corporation, on behalf of the corporation.

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

ANTONIO COBIAN and SARA COBIAN

P.O. Box 289
Malin, Or 97632
DAVID LYNN POWELL and LINDA ANN POWELL

5020 Weyerhaeuser
Klamath Falls, OR 97601

~~ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED~~

5080 Weyrhauser
Klamath Falls, OR 97601

Until a change is made, all tax returns must be filed for the following filer:

BASTIN, LYNNE POWELL and EUNDA ANN POWEL

5080 Weyerhaeuser
Kremat Falls, NY 97601

STATE OF OREGON.

County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer _____
Deputy _____

MOUNTAIN TITLE COMPANY

8240

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Lots 9 and 10 in Block 3, SIXTH STREET ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 9, Block 3, Sixth Street Addition to Klamath Falls, Oregon; thence East 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is, also, the Northeasterly line of Pershing Way in said addition; thence Northwesterly along said Northeasterly line of Pershing Way, a distance of 60.43 feet to the East line of Key Street in said addition; thence North 21.7 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 18th day
of March A.D., 19 94 at 9:40 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 8239.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Miller