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06-17-94P03:44 RCVD

Vol. 94 Page 19176



## WARRANTY DEED

ATE #02041815

AFTER RECORDING RETURN TO:

MR. &amp; MRS. ANTHONY COGNINA

22700 S. Maxwell Rd.  
Medford, OR 97503

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

MARY L. HASKINS, SURVIVING TRUSTEE OF THE MARY L. HASKINS LIVING TRUST, U/A DATED JUNE 10, 1977, hereinafter called GRANTOR(S), convey(s) to ANTHONY COGNINA and ELLEN S. COGNINA, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

"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 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 \$161,000.00.

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 9th day of June, 1994.

*Mary L. Haskins*  
\_\_\_\_\_  
MARY L. HASKINS  
Notary Public Seal

*Mary L. Haskins*  
\_\_\_\_\_  
MARY L. HASKINS, SURVIVING  
TRUSTEE OF THE MARY L. HASKINS  
LIVING TRUST U/A DATED JUNE 10, 197

STATE OF WASHINGTON, County of King ) ss.

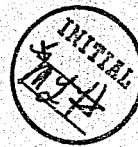
On June 9, 1994, personally appeared the above named MARY L. HASKINS, AS SURVIVING TRUSTEE OF THE MARY L. HASKINS LIVING TRUST U/A DATED JUNE 10, 1977. and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Sandra Jean Knap  
Notary Public for Washington  
My Commission Expires: 7-29-94

Beginning at a point 1520 feet South of the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 835.5 feet; thence North 654 feet to the South bank of Lost River; thence along said bank South 81 degrees 45' West 1000 feet; thence North 64 degrees 30' West 917 feet to center line of said Section 11; thence South along said center line 1505.3 feet, more or less, to the North right of way boundary line of the Central Pacific Railroad; thence Easterly along the North boundary line of said railroad right of way to a point on the East section line of said Section 11, which point is 520.5 feet North of the East quarter corner of said Section 11; thence North along section line 599.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM one acre in the Southeast corner deeded to the Union Oil Company and recorded in Book 89 at Page 366, Klamath County Deed Records; ALSO EXCEPTING any rights of way for roads, canals or ditches conveyed or on the land.

CODE 18 MAP 4110-11AO TL 200  
CODE 18 MAP 4110-11AO TL 300



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co  
of June A.D., 19 94 at 3:44 o'clock P M., and duly recorded in Vol. 17th day  
of Deeds on Page 19176 M94

FEE \$35.00

Evelyn Biehn  
By Pauline Nielsen County Clerk