

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
CATHY COGAR KING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ADA R. TURPEN, 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:

Lot 3, ELMWOOD PARK, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon, EXCEPTING
THEREFROM that portion conveyed to the United State of America, recorded
in Volume 99, page 481, Deed Records of Klamath County, Oregon. ALSO
EXCEPTING THEREFROM that portion conveyed to Klamath County by deed
recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of
Klamath County, Oregon. RESERVING unto the Grantor their heirs successor and
assigns an Easement over the East 1/2 of said Lot 3 for ingress and egress to
Lot 2 of said ELMWOOD PARK.

"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 \$ 13,637.37
XX
XX
XX
XX

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 20 day of May, 19 94;
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 Klamath, ss.

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: 4/20/98



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

ADA R. TURPEN
4505 SOUTH SIDE EXPRESS WAY
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

ADA R. TURPEN
4505 SOUTH SIDE EXPRESS WAY
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

ADA R. TURPEN
4505 SOUTH SIDE EXPRESS WAY
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was
received for record on the 20th
day of June, 19 94,
at 2:05 o'clock P.M. and recorded
in book M94 on page 19258 or as
file/reel number 83032,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Caroline Mullins Deputy

Fee \$30.00