

K-46728
STATUTORY WARRANTY DEED
(Individual or Corporation)

CHARLES W. COSSEY
conveys and warrants to F. WILLIAM BRADY and BECKY L. BRADY, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT
Subject to reservations of record, rights of way and easements of record, and those
apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 365,000.00 (Here comply with the requirements of ORS 93.030*).

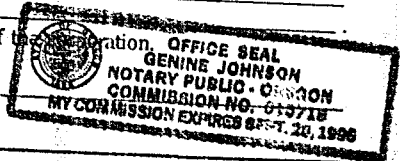
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS OF LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

DATED this 21st day of October 19 94 If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

Charles W. Cossey
CHARLES W. COSSEY

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
of _____
a corporation, on behalf of the _____

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 24th day of October 19 94
by CHARLES W. COSSEY
Genine Johnson
Notary Public for Oregon
My commission expires: September 28, 1996



Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
F. WILLIAM BRADY/BECKY L. BRADY
560 Hidden Valley
Soquel, CA 95073

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
F. WILLIAM BRADY/BECKY L. BRADY
560 Hidden Valley
Soquel, CA 95073

EXHIBIT "A"

Beginning at a point on the westerly shore of Recreation Creek, said point being the Southeastern corner of that parcel heretofore conveyed to N. E. Salleck and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning herein described North 65 degrees 56 1/2' West 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16' West 171.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road South 34 degrees 20 1/2' West 130.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road South 36 degrees 44 1/2' West 114.1 feet to a point; thence South 73 degrees 12 1/2' East 251.2 feet to a point on the westerly shore of Recreation Creek; thence along the westerly or right shore of Recreation Creek North 26 degrees 38' East 375.5 feet, more or less, to the point of beginning, being situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the westerly shore of Recreation Creek, said point being the Southeastern corner of that parcel heretofore conveyed to N. E. Salleck and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet; and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning herein described North 65 degrees 56 1/2' West 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16 1/2' West 90 feet to a point; thence South 65 degrees 56 1/2' East an estimated 204 feet, more or less to a point on the westerly shore of Recreation Creek; thence along the westerly or right shore of said Recreation Creek North 26 degrees 38 1/2' East 90 feet, more or less to the point of beginning, situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 26th day
of Oct A.D., 19 54 at 3:25 o'clock P M. and duly recorded in Vol. M94
of Deeds on Page 33298

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall