

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
WALTER C. COOK and ELSIE JANE COOK, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EDWARD L. COMBS and CYNTHIA S. COMBS, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 60,000.00

In construing this deed and when 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 17 day of October, 1994; 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 Douglas ss.
October 17, 1994

Walter C. Cook
WALTER C. COOK
Elsie Jane Cook
ELSIE JANE COOK

Personally appeared the above named

WALTER C. COOK

ELSIE JANE COOK

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

Before me: Pam Thayer

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)

WALTER C. COOK and ELSIE JANE COOK

1125 GARNET COURT

SUTHERLIN, OR 97479

GRANTOR'S NAME AND ADDRESS

EDWARD L. COMBS and CYNTHIA S. COMBS

1125 Modoc Point Road

CHILQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

EDWARD L. COMBS and CYNTHIA S. COMBS

1125 Modoc Point Road

CHILQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a page is requested all six documents shall be sent to the following address

EDWARD L. COMBS and CYNTHIA S. COMBS

1125 Modoc Point Road

CHILQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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.

By Recording Officer Deputy

EXHIBIT "A" LEGAL DESCRIPTION

Lots 27 and 30 and E1/2 of Lot 28 and E1/2 of Lot 29, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCLUDING from East 1/2 of Lot 29 a portion of land described as follows:

A portion or tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co. the 28th day
of Oct A.D., 19 94 at 9:59 o'clock A.M., and duly recorded in Vol. M94,
of Mortgages on Page 33499.
Evelyn Biehn - County Clerk
By Pauline Mulhondore

FEE \$35.00