11-07-94A10:40 RCVD



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WARRANTY DEED

02042275 AFTER RECORDING RETURN TO: DAVE L. COOLEY FREDA D. COOLEY 8217 Matney Way Blanoth Falls OR. 97603

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

JOSEPH A. WATKINS and DE ANN C. WATKINS, husband and wife, hereinafter called GRANTOR(S), convey(s) to DAVE L. COOLEY and FREDA D. CCOLEY, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

ALL THAT PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH STATE OF OREGON, LYING SOUTHERLY AND WESTERLY OF KLAMATH IRRIGATION DISTRICT DRAIN CANAL NO. 5. CODE 164 MAP 4010-1800 TL 1200

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. 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:

1) Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

2) Trust Deed, including the terms and provisions thereof, recorded December 7, 1987 in Book M-87, Page 21880 in favor of Town & Country Mortgage, Inc. and by mesne assignments, said Trust Deed was assigned to Metmor Financial, Inc., a California Corporation, recorded in Book M-93, Page 8547, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein.

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 \$95,000.00.

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 4th day of November, 1994.

perph a Watter WATKINS OSEPH A.

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 444 day of November, 1994, by JOSEPH A. WATKINS and DE ANN C. OFFICIAL SEAL MARLENE T. ADDINGTON NOTRATY PUBLIC - OREGON COMINISSION NO. 022238 RY COMMISSION EXPIRES MAR 22 1997 WATKINS.

Before me: Warlene + Notary Public for Oregon My Commission Expires: March 22, 1997

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