



WARRANTY DEED

02042275

AFTER RECORDING RETURN TO:

DAVE L. COOLEY

FREDA D. COOLEY

8217 Matney Way
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOSEPH A. WATKINS and DE ANN C. WATKINS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DAVE L. COOLEY and
FREDA D. COOLEY, 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

pc
5c

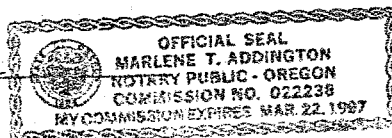
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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: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.

JOSEPH A. WATKINS

DE ANN C. WATKINS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 4th
day of November, 1994, by JOSEPH A. WATKINS and DE ANN C.
WATKINS.Before me:
Notary Public for Oregon
My Commission Expires: March 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 7th day
 of Nov A.D., 19 94 at 10:40 o'clock A M., and duly recorded in Vol. M94
 of Deeds on Page 34299
 Evelyn Biehn County Clerk
 By Pauline Mulder

FEE \$35.00

THE STATE OF OREGON, COUNTY OF KLAMATH, BEING THE FIRST DAY OF NOVEMBER, 1994, I, EVELYN BIEHN, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Klamath, Oregon, at the City of Medford, Oregon, this 7th day of November, 1994.

EVELYN BIEHN, County Clerk

PAULINE MULDER, Deputy Clerk

NOTARIAL PUBLIC, Klamath County, Oregon, My Commission Expires 12/31/95

WITNESSES my hand and the seal of the County of Klamath, Oregon, this 7th day of November, 1994.

 Notary Public

 Notary Public

 Notary Public

 Notary Public

 Notary Public

 Notary Public

 Notary Public

 Notary Public