

WARRANTY DEED

MIC 34447-MK

KNOW ALL MEN BY THESE PRESENTS, That
 CATHY COGAR ALSO KNOWN AS CATHY KING
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
 CHERYLEA K. SANDBERG
 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 8 and the Easterly 27 feet of Lot 7 in Block 2, NORTH KLAMATH FALLS,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the North 5
 feet.
 TOGETHER WITH A 1992 REDMAN MOBILE HOME Serial #11817189 OR plate #K7624

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 a with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the have 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 \$ 18,500.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.
 See ORS 93.030.)

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 9th day of March, 1995,
 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.
March 9, 1995.

Personally appeared the above named
 CATHY COGAR ALSO KNOWN AS CATHY KING

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

Before me: Mary Kenneally
 Notary Public for Oregon
 My commission expires:



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 ALSO KNOWN AS CATHY KING
 5729 ALTAMONT DRIVE
 KLAMATH FALLS, OR 97603
 GRANTOR'S NAME AND ADDRESS

CHERYLEA K. SANDBERG
 335 HAWTHORNE
 KLAMATH FALLS, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 CHERYLEA K. SANDBERG
 335 HAWTHORNE
 KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
 CHERYLEA K. SANDBERG
 335 HAWTHORNE
 KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
 received for record on the 21st
 day of March, 1995,
 at 11:10 o'clock A M., and recorded
 in book M95 on page 6358 or as
 file/reel number 96466,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Bernetha G. Letsch, Co Clerk
 Recording Officer
 Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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03-20-95A11:10 RCVD

03-21-95P01:59 RCVD