

MTC 35446mk

WARRANTY DEED

Vol. 1195 Page 16383

RONALD L. COCHRAN JR. and LESLIE A. COCHRAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to

KAREN D. ARMSTRONG,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 44,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 493, KLAMATH FALLS, OR 97601

Dated this 21 day of June, 1985

Ronald L. Cochran Jr.
RONALD L. COCHRAN JR.

Leslie A Cochran
LESLIE A. COCHRAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS June 21 1985

Personally appeared the above named Ronald L Cochran Jr. & Leslie A Cochran
and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Mary Kenneally
Notary Public for

My commission expires 4/20/96

(seal)

Return to:

KAREN D. ARMSTRONG
P.O. BOX 493
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following two parcels of property:

PARCEL 1

A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4; thence East along the South line of said W1/2 NE1/4 SW1/4, a distance of 274 feet to a point; thence North parallel with the West line of said W1/2 NE1/4 SW1/4 a distance of 215 feet to a point; thence West parallel with the South line of said W1/2 NE1/4 SW1/4 a distance of 274 feet to the West line of said parcel; thence South along said West line a distance of 215 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 49' 54" East 274 feet to the true point of beginning; thence continuing South 89 degrees 49' 54" East 57.47 feet; thence North 00 degrees 13" East 660.10 feet; thence North 89 degrees 49' 54" West 331.61 feet; thence South 00 degrees 00' 31" East 445.51 feet; thence East 274 feet; thence South 215 feet to the point of beginning.

39090- 1C- 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of June A.D., 19 95 at 11:28 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 16383

FEE \$35.00

Bernetha G. Lisch
Bernetha G. Lisch, County Clerk
By *[Signature]*