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3371

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings and Loan Association

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James Cockrell and Judy K. Cockrell, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situated in the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pipe on the section line common to Sections 27 and 28 from which the Section corner common to Sections 21, 22, 27 and 28 bears North  $00^{\circ}38'00''$  West, 1102.20 feet; thence North  $00^{\circ}38'00''$  West, 330.00 feet along said Section line to a  $\frac{1}{2}$  inch rebar; thence South  $89^{\circ}56'51''$  East, 329.60 feet to a  $\frac{1}{2}$  inch rebar; thence South  $00^{\circ}39'49''$  East, 330.00 feet to a  $\frac{1}{2}$  inch rebar; thence North  $89^{\circ}56'51''$  West, 329.77 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances. Subject to: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage

and that grantor will warrant and forever defend the 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 \$ 75,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols  $\textcircled{d}$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Klamath First Federal Savings and Loan Association

By: George L. Hall  
George L. Hall, Sr. Vice President

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 25, 1995,

by George L. Hall, 1995,

This instrument was acknowledged before me on July 25, 1995,

by George L. Hall

as Senior Vice President

of Klamath First Federal Savings and Loan Association



OFFICIAL SEAL  
KAY E. DOOLITTLE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 037807  
MY COMMISSION EXPIRES SEPT. 13, 1998

Kay E. Doolittle  
Notary Public for Oregon  
My commission expires 9-13-98

Klamath First Federal

540 Main Street

Klamath Falls, OR 97601

Grantor's Name and Address

James Cockrell

Judy K. Cockrell

421 Telephone Flat Rd., Chiloquin 97624

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath First Federal #090-11-00301

540 Main Street

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Grantee

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 26th day of July, 1995, at 10:55 o'clock AM, and recorded in book/reel/volume No. M95 on page 19396 and/or as fee/file/instrument/microfilm/reception No. 3371, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Annetha Muelke, Deputy.

Fee \$30.00

07-26-95A10:55 RCVD