

NL  
4295

## WARRANTY DEED

DORENE C. COKER

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERICKA R. PEMBERTONhereinafter 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:

Lot 8 in Block 3 of Tract No. 1007, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District; reservations contained in the dedication of Tract No. 1007, Winchester; and Declaration of Covenants, Conditions and Restrictions covering Tract No. 1007, Winchester, recorded 9-21-70 Vol M-70 page 8316, Microfilm Records of Klamath County, Oregon.

(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

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.

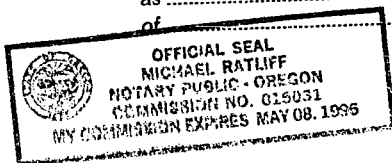
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 9 day of August, 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.

x Dorene C. Coker  
Dorene C. CokerSTATE OF OREGON, County of Klamath ) ss. 9, 1995.This instrument was acknowledged before me on August, 1995, by Dorene C. Coker.This instrument was acknowledged before me on                     , 19          ,by                     as                     of                     [Signature]  
Notary Public for OregonMy commission expires                     

Dorene C. Coker

4302 Myrtlewood Drive

Klamath Falls OR 97603

Grantor's Name and Address

Ericka R. Pemberton

4302 Myrtlewood Drive

Klamath Falls OR 97603

Grantee's Name and Address

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

Parks &amp; Ratliff

228 N. 7th Street

Klamath Falls OR 97601

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

Ericka R. Pemberton

4302 Myrtlewood Drive

Klamath Falls OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of KlamathI certify that the within instrument was received for record on the 10th day of August, 1995, at 11:21 o'clock A. M., and recorded in book/reel/volume No. M95 on page 21264 and/or as fee/file/instrument/microfilm/reception No. 4295, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Cenette Mullis Deputy.  
NAME TITLE

Fees: \$30.00