

5373

MTC 3590 HF

WARRANTY DEED

Vol. 1115 Page

23417

JOHN R. GRITMAN and ROBIN R. LARSEN,
Grantor(s) hereby grant, bargain, sell and convey to
RONALD L. COCHRAN and LESLIE A. COCHRAN, husband and wife,
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 \$ 83,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 1907 Melrose Klamath Falls, OR 97601

Dated this 29th day of August, 1995

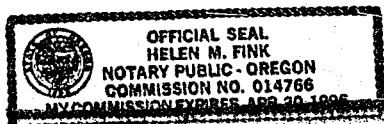
John R. Gritman
JOHN R. GRITMAN
Robin R. Larsen
ROBIN R. LARSEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 29 19 95
COUNTY OF Klamath

Personally appeared the above named _____

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

Return to:

RONALD L. COCHRAN, JR

1907 Melrose
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

That part of Lot four (4) in Block forty-five (45) of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Southwest corner of Lot 4 of said Block and Addition; thence East along the North line of High Street 41.5 feet; thence North at right angles to High Street, 80 feet; thence West and parallel with High Street, 41.5 feet to 10th Street; thence South along the Westline of 10th Street, 80 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Aug A.D., 19 95 at 2:42 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 23417.

FEE \$35.00

By Bernetha G. Zisch County Clerk