

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48451
ESCROW NO: 27-23682
TAX ACCT. NO: R148968
MAP NO: 2408 025C0 02500

GRANTEE'S NAME AND ADDRESS:

MICHAEL D. COVER ET UX
9703 SE 75TH AVENUE
MILWAUKIE, OR 97222

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LEONARD P. BELL and MABEL V. BELL Grantor,

conveys and warrants to:

MICHAEL D. COVER and SANDRA J. COVER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

THE W1/2 SE1/4 NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8
EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED
PROPERTY LYING WITHIN THE LIMITS OF ROADS OR HIGHWAYS.
3. EASEMENT CONTAINED IN WARRANTY DEED DATED AUGUST 3, 1973 AND
RECORDED NOVEMBER 16, 1973 IN VOLUME M73 PAGE 15134, DEED RECORDS
OF KLAMATH COUNTY, OREGON.
4. EASEMENT DATED NOVEMBER 22, 1992 AND RECORDED JANUARY 11, 1993 IN
VOLUME M93 PAGE 780, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. KLAMATH COUNTY ASSESSOR'S OFFICE DISCLOSES EXISTING ROADS TO
PROPERTY IN QUESTION, HOWEVER, NEITHER KLAMATH COUNTY TITLE
COMPANY NOR FIRST AMERICAN TITLE WILL INSURE ANY RIGHT OF ACCESS
FROM THE HEREIN DESCRIBED PREMISES.

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 consideration for this conveyance is \$17,500.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

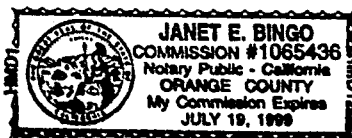
Dated this 2 day of October, 1995.

GRANTOR(S):

✓ Leonard P. Bell
LEONARD P. BELL

✓ Mabel V. Bell
MABEL V. BELL

Calif.
STATE OF OREGON, County of Orange) ss.



This instrument was acknowledged before me on Oct. 2, 1995,
by LEONARD P. BELL and MABEL V. BELL

Janet E. Bingo
Notary Public for Oregon
Calif.

My commission expires: July 19, 1999.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 19th day
of October A.D., 19 95 at 3:18 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 28578

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

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