

WARRANTY DEED

#01043893 AFTER RECORDING RETURN TO:

SHARON D. COOKE 1877 IVORY STREET KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

NEUMAN WASCOM and RENA B. WASCOM, hereinafter called GRANTOR(S), convey(s) to SHARON D. COOKE, a married woman hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 44, PLEASANT HOME TRACTS, in the County of Klamath, State of

Code 41 Map 3909-2BA TL 2300

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$44,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of November, 1995.

Mermon Madcom NEUMAN WASCOM

Kina B. Waseon RENA B. WASCOM

STATE OF OREGON, County of Klamath)ss.

On this day of November, 1995,

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504

Personally appeared the above named NEUMAN WASCOM and RENA B. WASCOM and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires:

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TITLE & "ESCROW, INC

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AFTER RECURPTED RETURN 10:

97663 SPARON D. COURT

KLAMATH FALLS: 08

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Code 47 Map 5909-388 Tt 7200

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this Ath day or Movedoor, 1995.

_A.D., 19 <u>95</u> at <u>3:34</u>

Deeds

Heaven a Hadadeen

equality or constages specified.

FEE \$35.00

of November

Bernetha G. Letsch, County Clerk ennette Muelles

the

on Page _____30704_.

P M., and duly recorded in Vol.

Filed for record at request of _ Aspen Title & Escrow

of_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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