

96 APR 10 AM 10:04

STATE OF OREGON.
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

#03044400

AFTER RECORDING RETURN TO:

JOHNNY A. COOK

VIVIAN V. COOK

12550 KEUD-WORDEN RD.
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 10th day of April A.D. 19 96
at 11:04 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 10004
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

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

HUTCHESON-VAN WINKLE CONSTRUCTION COMPANY, hereinafter called
GRANTOR(S), convey(s) to JOHNNY A. COOK and VIVIAN V. COOK,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Blocks 56 and 59 of vacated WORDEN TOWNSITE, in the County of
Klamath, State of Oregon. TOGETHER WITH those portions of
vacated streets and alleys which inured thereto.

Code 22 Map 4008-34BD TL 400

"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
\$17,900.00.

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 1st day of April, 1996.

HUTCHESON-VAN WINKLE CONSTRUCTION COMPANY

BY: [Signature]

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 3rd
day of April, 1996, by LEE A. VAN WINKLE, Vice President of
HUTCHESON-VAN WINKLE CONSTRUCTION.

Before me: [Signature]

Notary Public for Oregon

My commission expires: January 31, 1998