

19560

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.#03044780
AFTER RECORDING RETURN TO:

Filed for record at request of:

JIM L. EVINS
JACKIE E. EVINSAspen Title & Escrowon this 10th day of June A.D., 19 96
at 3:52 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 17059

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 ABOVELOWEEN V. COOK, hereinafter called GRANTOR(S), convey(s) to JIM
L. EVINS and JACKIE E. EVINS, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:Lot 3, Block 2, THIRD ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Code 21 Map 3908-31CC TL 5400

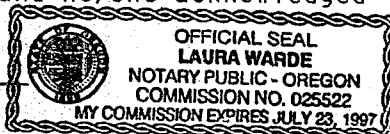
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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, contracts and/or
liens for irrigation and/or drainage, 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
\$16,000.00.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 5th day of June, 1996.

[Signature: Loween V. Cook]
LOWEEN V. COOK

STATE OF OREGON

County of MarionOn June 7, 1996, LOWEEN V. COOK personally appeared before
me, who is personally known to me whose identity I proved on the basis of ODL ID whose identity I proved on the oath/affirmation of
 , a credible witnessto be the signer of the above document, and he/she acknowledged
that he/she signed it.

[Signature: Laura Warde]
Notary Public for Oregon
My Commission Expires: 7-23-97



96 JUN 10 P3:52