

K-49574-D

STATUTORY WARRANTY DEED
(Individual or Corporation)

DAVID A. MOCABEE

conveys and warrants to SHAWN M. ATKINSON AND KATHLEEN L. ATKINSON, husband and wife . Grantor.
the following described real property in the County of Klamath and State of Oregon. . Grantee.

The Southeast 20 feet of Lot 4 and the Northwest 40 feet of Lot 5, Block 40, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

JUL 23 AM 1:06 '96

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 65,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 22nd day of July 19 96 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

David A. Mocabee
DAVID A. MOCABEE

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me this 22nd day of July 19 96 by David A. Mocabee

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-96

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

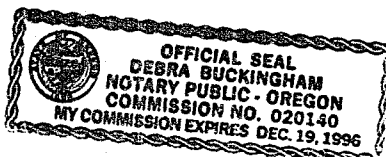
After recording return to:
Shawn M. & Kathleen L. Atkinson
2343 California Ave.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Listed Above

NAME, ADDRESS, ZIP



22100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day
of July A.D., 19 96 at 11:06 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 22099.

FEE \$35.00

Bernetha G Letsch, County Clerk

By

[Signature]