

30512

96 (11/27 P33)

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045621

AFTER RECORDING RETURN TO:

Stephen F. Cook

3453 Glenwood
Klamath Falls, Oregon 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJULIA J. JACKSON, hereinafter called GRANTOR(S), convey(s) to
STEPHEN F. COOK, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 18 in Block 10, Tract No. 1067, FIRST ADDITION TO GATEWOOD,
in the County of Klamath, State of Oregon.

Code 63, Map 3909-14CA, Tax Lot 11900

"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
\$81,000.00.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 26th day of December, 1996.

Julia J. Jackson
JULIA J. JACKSON

STATE OF OREGON, County of Klamath)ss.

On December 27, 1996, personally appeared Julia J. Jackson
who acknowledged the foregoing instrument to be her voluntary
act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

