

'97 JAN -7 AM 128



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045378
 AFTER RECORDING RETURN TO:
 MR. AND MRS. JAMES C. COOK
 4987 UHRMANN ROAD
 KLAMATH FALLS, OR 97601

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

GENE ARTHUR CLINE, hereinafter called GRANTOR(S), convey(s) to
 JAMES C. COOK and MARIE J. COOK, husband and wife, hereinafter
 called GRANTEE(S), all that real property situated in the
 County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN

"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
 \$77,500.00.

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 3rd day of January, 1997.

Gene Arthur Cline
 GENE ARTHUR CLINE

STATE OF OREGON, County of Klamath)ss.

January 2, 1997.

Personally appeared the above named GENE ARTHUR CLINE and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me: Richard K. OC
 Notary Public for Oregon
 My Commission Expires: April 10, 2000.

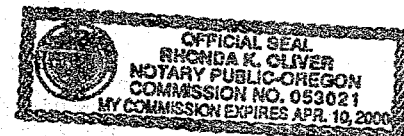


EXHIBIT "A"

A parcel of land situated in the SE 1/4 SE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said SE 1/4 SE 1/4 which bears North 0 degrees 28' East a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE 1/4 SE 1/4; thence North 89 degrees 32' West, at right angles to the East line of said SE 1/4 SE 1/4; a distance of 190.0 feet to a point; thence North 0 degrees 28' East a distance of 232.76 feet to a point; thence South 89 degrees 32' East a distance of 190.0 feet, more or less, to a point on the East line of said SE 1/4 SE 1/4; thence South 0 degrees 28' West along said East line a distance of 232.76 feet to the point of beginning.

CODE 190 MAP 3809-7DO TL 2700

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of January A.D. 19 97 at 11:28 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 404

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kristina Ross