

# KLAMATH COUNTY TITLE COMPANY

K-49681-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

KENNETH S. COONEY AND MARIA COONEY, AS TENANTS BY THE ENTIRETY

conveys and warrants to RANDALL JOHN HEINRICH AND CONNIE LEE HEINRICH, HUSBAND AND WIFE, Grantor.the following described real property in the County of KLAMATH and State of Oregon, Grantee,

The SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 38 South, Range 11 East of the  
Willamette Meridian.

97 JAN -8 AIO-45

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 \$ 260,000.00 (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 24th day of December 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Kenneth S. Cooney Maria Cooney  
KENNETH S. COONEY MARIA COONEY  
By Maria Cooney this  
P.O.A.

STATE OF OREGON, County of KLAMATH )ss.

The foregoing instrument was acknowledged before me  
this 6th day of January 19 97  
by Maria Cooney for herself and as  
Attorney in Fact for Kenneth S. Cooney

Debra Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-2000

After recording return to:  
RANDALL JOHN & CONNIE LEE HEINRICH  
2958 MONTICELLO ROAD  
NAPA, CALIFORNIA 94558

NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE

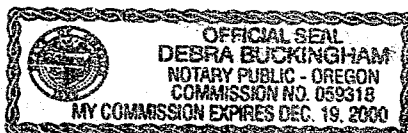
## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Debra Buckingham  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day  
of January A.D., 19 97 at 10:45 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 505.

Berneisha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross