

PATRICIA L. HUBBARD,
Grantor(s) hereby grant, bargain, sell and convey to:
DAVID M. COOK,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

The Easterly 1/2 of Lot 4 in Block 24 of HILLSIDE 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.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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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.

The true and actual consideration for this conveyance is \$ 28,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1820 JOHNSON AVE., KLAMATH FALLS, OR 97601

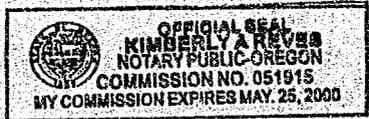
Dated this 16 day of January, 1997.

Patricia L. Hubbard
PATRICIA L. HUBBARD

STATE OF Oregon SS. January 16 19 97
COUNTY OF Klamath

Personally appeared the above named
PATRICIA L. HUBBARD

and acknowledged the foregoing instrument to be her voluntary act.



Before me:
Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

(seal)

ESCROW NO. MT40340-KA

Return to:
DAVID M. COOK
1820 JOHNSON AVE.
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.
Filed for record at request of Amerititle the 17th day
of January A.D. 19 97 at 11:52 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 1531
Bernetha G. Letsch, County Clerk
by *Keddon Ross*

FEE \$30.00