

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.

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.

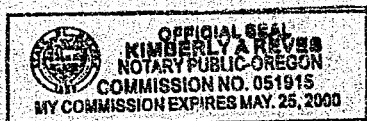
Patricia L. Hubbard
PATRICIA L. HUBBARD

STATE OF OregonSS. January 16 19 97COUNTY 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 OregonMy 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

FEE \$30.00

Bernetha G. Lersch, County Clerk
by *Keddon Ross*

97 JAN 17 AM 52