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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045754
AFTER RECORDING RETURN TO:

KIMBALL SAMUDIO
DEBORAH DENHAM
3851 BISBEE STREET
KLAMATH FALLS, OR 97603

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

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 25th day of February A.D., 1997
at 11:35 o'clock A M. and duly recorded
in Vol. M97 of Deeds Page 5526

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

STEPHEN F. COOK, hereinafter called GRANTOR(S), convey(s) to
KIMBALL SAMUDIO AND DEBORAH DENHAM, Not as tenants in Common,
but with full rights of survivorship, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The S 1/2 of Lot 3, Block 1, SECOND ADDITION TO ALTAMONT ACRES,
in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10DB TAX LOT 1800

"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,

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 \$45,000.00.

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 25th day of February, 1997.

Stephen F. Cook
STEPHEN F. COOK

STATE OF OREGON, County of Klamath)ss.

On this 24th day of February, 1997,

Personally appeared the above named Stephen F. Cook and
acknowledged the foregoing instrument to be his voluntary act
and deed.

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

