

NA

34018

K-50210
WARRANTY DEED

Vol. 1797

Page

6810

KNOW ALL MEN BY THESE PRESENTS, That Floyd N. Trebil and Barbara A. Trebil,
 An estate in fee simple as Tenants by the Entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
James C. Cook and Marie J. Cook, As Tenants by the Entirety
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
 belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,
 to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is
 lawfully seized in fee simple of the above granted premises, free from all encumbrances, 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

and that
 grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). ⓑ (The sentence between the symbolsⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____;
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
 duly authorized to do so by order of its board of directors.

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.

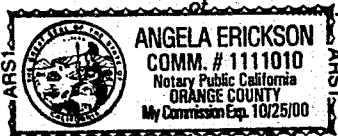
Floyd N. Trebil
 Floyd N. Trebil

Barbara A. Trebil
 Barbara A. Trebil

STATE OF ~~OREGON~~ County of Orange) ss.

This instrument was acknowledged before me on January 27, 1997,
 by Floyd N. Trebil and Barbara A. Trebil

This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____



Angela Erickson

Notary Public for California

My commission expires 10/25/00

Floyd N. & Barbara A. Trebil
 16670 Cedar Circle

Fountain Valley, CA 92708

Grantor's Name and Address

James C. & Marie J. Cook

4987 Uhrman Road

Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James C. & Marie J. Cook

4987 Uhrman Road

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

James C. and Marie J. Cook

4987 Uhrman Road

Klamath Falls, Oregon 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____, at
 _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page
 _____ and/or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____, Deputy.

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the corner common to Sections 7, 8, 17 and 18, running thence along the West line of Section 8, North 00°28'00" East 517.41 feet; thence South 89°32'00" East 101.79 feet; thence parallel to the West line of Section 8, North 00°28'00" East 140.88 feet to a 5/8 inch rebar marking the North line of Parcel 2 and the point of beginning; thence continuing North 00°28'00" East 287.06 feet; thence North 89°32'00" West 101.79 feet to the West line of Section 8; thence along said Section line North 00°28'00" East 381.40 feet to the 1/16 section line that sets the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8; thence along said 1/16 line South 89°47'28" East 1326.43 feet to the 1/16 Section line that sets the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8; thence along said 1/16 line, South 00°35'43" West 667.31 feet to a point South 89°52'00" East of the point of beginning; thence along the North line of Parcel 2, North 89°52'00" West 50.00 feet to a 5/8 inch rebar marking said parcel line; thence continuing along said parcel line North 89°52'00" West 1173.15 feet to the point of beginning, all in Klamath County, Oregon.

TOGETHER WITH:

A 40.00 foot wide road easement located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 7, Township 38 South, Range 9 E.W.M.; being 20.00 feet on each side of the following described centerline:

Beginning at a point on the East line of Section 7 from which a 1/2 inch pipe marking the Southeast corner of Section 7 bears South 00°28'00" West 497.41 feet distant; thence North 89°32'00" West 252.43 feet; thence South 47°28'00" West 305.82 feet to a point on the Northeasterly right of way line of Uhrmann Road.

ALSO TOGETHER WITH:

A 40.00 foot wide road easement located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 38 South, Range 9 E.W.M., being 20.00 feet on each side of the following described centerline:

Beginning at a point on the West line of Section 8 from which a 1/2 inch pipe marking the Southeast corner of Section 8 bears South 00°28'00" West 497.41 feet distant; thence running South 89°32'00" East 121.79 feet; thence North 00°28'00" East 160.88 feet to the South line of the above described Parcel.

Easement, including the terms and provisions thereof, given to Merle R. Britton and Rena M. Britton to Heber E. Clason and Verda M. Clason, husband and wife, and Albert LeQuieu and Thora LeQuieu, husband wife, dated September 4, 1986, recorded December 11, 1986, in Volume M86, Page 22785, Deed of Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 7th _____ day
of _____ March _____ A.D., 19 97 at 10:57 o'clock A. M., and duly recorded in Vol. _____ M97
of _____ Deeds _____ on Page 6810

Bernetha G. Letsch, County Clerk

FEE \$35.00

by _____