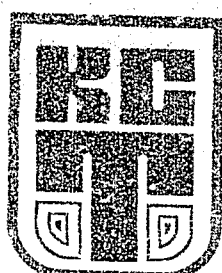


①

36494



KLAMATH COUNTY TITLE COMPANY

Vol. 1797 Page 12246

K-50595-D STATUTORY WARRANTY DEED (Individual or Corporation)

CATHERINE SUE COOPER, also know as CATHERINE S. COOPER

conveys and warrants to MATTHEW D. CHAVARRIA AND JESSICA G. CHAVARRIA, husband and wife and Grantor.
WILLIAM C. RANSOM AND KRISTINE J. RANSOM, husband and wife** Grantee.
the following described real property in the County of Klamath and State of Oregon.
**not as tenants in common, but with full rights of survivorship.

Lots 7, 8 and 9 and the West 19 feet of Lot 10, Block 36, FIRST
ADDITION TO MIDLAND, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon,
ALSO that portion of vacate Main Street which lies adjacent to
and inures to said property described heretofore, vacated by Order
to Vacate recorded February 11, 1981 in Volume M81, page 2111, Deed
records of Klamath County, Oregon.

97 APR 22 P2:56

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 \$ 90,000.00 (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 17th day of April 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Catherine Sue Cooper
CATHERINE SUE COOPER

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 18th day of April 19 97
by Catherine Sue Cooper

Diana B...
Notary Public for Oregon
My commission expires: 12-19-2000

After recording return to:
MATTHEW D. & JESSICA G. CHAVARRIA

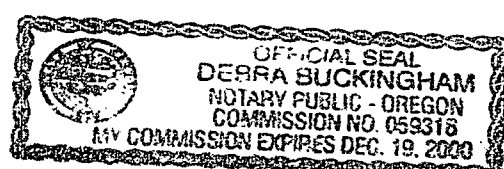
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:

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.

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE



35

NAME, ADDRESS, ZIP

12247

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day
of April A.D., 19 97 at 2:56 o'clock P. M., and duly recorded in Vol. N97
of Deeds on Page 12246

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Rose