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MTC 41199
JACKSON COUNTY TITLE

73615mg

DIVISION OF OREGON TITLE INSURANCE COMPANY
502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811TENANTS BY ENTIRETY
WARRANTY DEEDVol. 1197 Page 17486

KNOW ALL MEN BY THESE PRESENTS, that ,

~~SARA COBAIN~~
COBIAN J.C.P 3-15
hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by-6
SCOTT E. HELSER, SR. and SUSAN G. HELSER

husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

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

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

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

and that 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.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 50,000.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of June, 1997.

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."

Sara G. Cobain
SARA COBAIN
COBIANSTATE OF OREGON
COUNTY OF KlamathThe foregoing instrument was acknowledged before me this 3rd day of June, 1997, by COBIAN JR
SARA COBAINKristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

Mail Tax Statements to:

Grantees



EXHIBIT "A"
LEGAL DESCRIPTION

17487

Lot 47 of LEWIS TRACTS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of June A.D., 1997 at 3:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 17486.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]