

LORRAYNE PHAIR,

Grantor(s) hereby grant, bargain, sell and convey to:

ANTONIO COBIAN and SARA COBIAN, with the rights of survivorship,

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 149.6 FEET OF THE SOUTH 65.4 FEET OF LOT 5, BLOCK 2 OF HOME ACRES, A RESUBDIVISION OF ENTERPRISE TRACT #25, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A 1971 SKYLINE MANUFACTURED HOME, OREGON LICENSE #X100670 AND SERIAL #S1636E.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3402 LINDBERG, KLAMATH FALLS, OR 97601

Dated this 6th day of August, 1997.

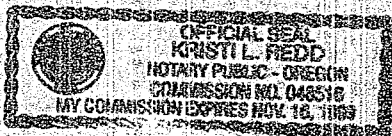
Lorraine Phair
LORRAYNE PHAIR

STATE OF OREGON SS. August 19 97
COUNTY OF KLAMATH

Personally appeared the above named

LORRAYNE PHAIR

and acknowledged the foregoing instrument to be her voluntary act.



(Seal)

Before me:

Kristin L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT41758-KR

Return to:

ANTONIO COBIAN
3402 LINDBERG
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 20th day of August A.D. 1997
at 11:29 o'clock A. M. and duly recorded
in Vol. 1497 of Deeds Page 27314

Bernetha G. Letsch, County Clerk

By Kathleen Brown
Fees \$30.00 Deputy