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45755

WARRANTY DEED

Vol. 1197 Page 31209

KNOW ALL MEN BY THESE PRESENTS, That Edwin A. Carey and Bette J. Careyhereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto James T. Cockrell AND Judy K. Cockrellhereinafter called the grantee, and unto 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:

97 SEP 24 P 2:55

Lots 23 and 24 in Block 41 of Buena Vista Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

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

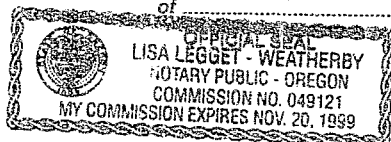
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4950.00.
 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 the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of September, 1997; if a corporate grantor, it has caused its name to be signed and 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on September 24, 1997, byThis instrument was acknowledged before me on September 24, 1997, by Edwin A. Carey for himself and for Bette J. Carey as her attorney in fact of

Lisa Leggett-Weatherby
 Notary Public for Oregon
 My commission expires 11/20/99

Edwin and Bette Carey
211 Front St
Klamath Falls OR 97601
 Grantor's Name and Address

James and Judy Cockrell
P.O. Box 3510
Lake City Ca 96115
 Grantee's Name and Address

After recording return to (Name, Address, Zip):
James and Judy Cockrell
P.O. Box 3510
Lake City Ca 96115

Until requested otherwise send all tax statements to (Name, Address, Zip):
James and Judy Cockrell
P.O. Box 3510
Lake City Ca 96115

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
 County of KlamathI certify that the within instrument was received for record on the 24th day of Sept., 1997, at 2:55 o'clock P.M., and recorded in book/reel/volume No. 1197 on page 31209 and/or as fee/file/instrument/microfilm/reception No. 45755, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy

Fee: \$30.00