

46832

CATHY KING, WHO ACQUIRED TITLE AS CATHY S. COGAR, AKA CATELEEN S. COGAR,
Grantor(s) hereby grant, bargain, sell and convey to:

CATHY KING,

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:

SHE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

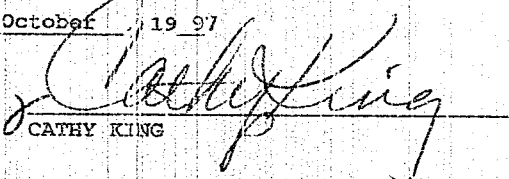
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$.-0-

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6707 S. SIXTH ST., KLAMATH FALLS, OR 97603

Dated this 10th day of October, 19 97


CATHY KING

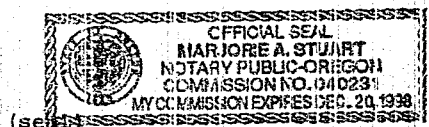
STATE OF October

SS. October 10 19 97

COUNTY OF Klamath

Personally appeared the above named Cathy King

and acknowledged the foregoing instrument to be her voluntary act.



Before me:


Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT42703-MS

Return to:

CATHY KING
6707 S. SIXTH ST.
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 of Tract 44, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a 10 foot strip along the Westerly boundary of said Lot, conveyed for road purposes.

PARCEL 2

A tract of land situated in Tract 45 of ALTAMONT SMALL FARMS in the NW1/4 SE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Easterly right-of-way line of Altamont Drive from which the platted Northwest corner of said Tract 45 bears North 38 degrees 46' 00" West 10.00 feet; thence South 00 degrees 11' 00" West, along said Easterly right-of-way line, 96.34 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 89 degrees 18' 20" East 155.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 00 degrees 11' 00" West 154.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap on the South line of said Tract 45; thence South 89 degrees 18' 20" East 392.47 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Southeast corner of said Tract 45; thence North 00 degrees 19' 00" West 245.25 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Northeast corner of said Tract 45; thence North 38 degrees 46' 00" West 545.40 feet to the point of beginning with bearings based on Altamont Drive as being North 00 degrees 11' 00" East.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of merit title the 10th day
of October A.D., 19 97 at 3:55 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 33556

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kottler