



50346

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STATUTORY WARRANTY DEED

BRIAN CARROLL AND BETTY CARROLL

conveys and warrants to ~~SYLVIA E. COOK~~ SYLVIA E. COOK J.C., Grantor,
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
A PORTION OF LOT 1, BLOCK 43, NICHOLS ADDITION TO THE TOWN OF LINKVILLE, CITY OF
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
BEGINNING AT A POINT ON THE WESTERLY LINE OF NINTH STREET 80 FEET NORTHWESTERLY
FROM THE INTERSECTION OF THE NORTHERLY LINE OF HIGH STREET AND THE WESTERLY
LINE OF NINTH STREET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF NINTH STREET
40 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH HIGH STREET 65 FEET; THENCE
SOUTHEASTERLY AND PARALLEL WITH NINTH STREET 40 FEET; THENCE NORTHEASTERLY AND
PARALLEL WITH HIGH STREET 65 FEET TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT: 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.

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 consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of December 19 97.

Brian Carroll
BRIAN CARROLL

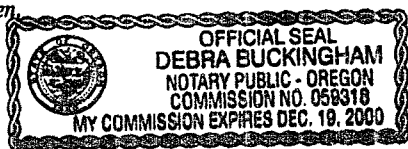
Betty Carroll
BETTY CARROLL

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 18 day of December, 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
BRIAN CARROLL AND BETTY CARROLL

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Debra Buckingham Notary Public for Oregon.
My Commission expires 12-18-2000

Title Order No. K-51730
Escrow No. K51730D

After recording return to:

SYLVIA COOK

318 N. 9TH STREET

KLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

SYLVIA COOK

318 N. 9TH STREET

KLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 19th day of December A.D., 1997
at 11:14 o'clock A M. and duly recorded
in Vol. M97 of Deeds Page 41202

Bernetha G. Letsch, County Clerk

By Hettlin Ross

Fee, \$30.00

Deputy.