

'97 DEC 23 P2:41



WARRANTY DEED

ATC #03046936
 AFTER RECORDING RETURN TO:
 JAMES & JENNIFER NARDIN
 4834 HILYARD
 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

STEWART A. COOK, hereinafter called GRANTOR(S), convey(s) and warrants to JAMES E. NARDIN and JENNIFER L. NARDIN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$62,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of December, 1997.

Stewart A. Cook
 STEWART A. COOK

STATE OF OREGON, County of Klamath)ss.

On December 22, 1997, personally appeared STEWART A. COOK who acknowledged the foregoing instrument to be his voluntary act and deed.

Carole A. Linde
 Notary Public for Oregon
 My Commission Expires: August 15, 2000.

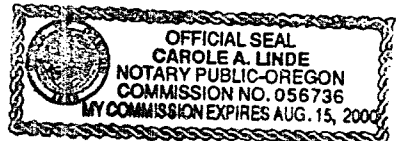


EXHIBIT "A"

The Westerly 70 feet of the following described parcel in Tract 4, HOMEDALE, in the County of Klamath, State of Oregon, to wit:

Beginning at an iron pin driven North 89 degrees 48' West 403.56 feet and South 60 feet of intersection of O.C. & E. R. R. Southerly right of way and North line of Section 11; thence South 0 degrees 12' West 229.93 feet; thence North 43 degrees 30' West 202.64 feet; thence North 0 degrees 12' East 83.42 feet; thence South 89 degrees 48' East 140.0 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11BA TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of December A.D., 19 97 at 2:41 o'clock P M., and duly recorded in Vol. M97,
of Deeds on Page 41724.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross