

NS 59161 '98 JUN -3 P1:37 Vol. m98 Page 18805

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of June, 1998, at 1:37 o'clock P.M., and recorded in book/reel/volume No. M98 on page 18805 and/or as fee/file/instrument/microfilm/reception No. 59161, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.

After recording, return to (Name, Address, Zip):  
Tom Grice  
13122 N.E. Harwood  
Portland OR 97230

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Tom Grice  
13122 N.E. Harwood  
Portland OR 97230

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Brian Cochran, a single man

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Tom Grice

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and 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:

Lot 12 Block 1 Tract 1096 Americana in the County of Klamath State of Oregon, Code 218 Map 3909-14 TA-5200  
5673 Americana Ave.  
Klamath Falls OR 97603

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Except what is owing to M+E Enterprises of G.H.

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 \$ 80,200.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , 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 this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 14 day of May, 1998; if grantor is a corporation, it has caused its name to be signed and its 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 Cookamas ) ss.  
This instrument was acknowledged before me on 5-14, 1998,  
by Brian Cochran  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Kathleen A. Loosli  
Notary Public for Oregon  
My commission expires 11-12-99