

'98 SEP -3 11:46

WARRANTY DEED
ATC 03048162

ATC #03049162
AFTER RECORDING RETURN TO:
CAROL DIANE NOWAK
23116 St. James Place
Modesto, Ca 95350

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

NAOMI I. COBB, hereinafter called GRANTOR(S), do hereby
warrants to CAROL DIANE NOWAK, in the County of Klamath, State
of Oregon, described as:

Tract 6, SUNSHINE TRACTS, in the County of Klamath, State of
Oregon.

CODE 223 MAP 4110-10D TL 7500

"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
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 LAWN CARE, FARMING
OR FOREST PRACTICES AS DEFINED IN ORS 30.090."

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

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

The true and actual consideration for this transfer
\$49,900.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 31st day of August, 1998.

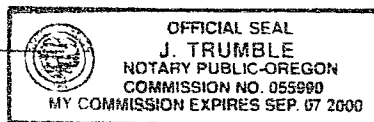
X Naomi I. Cobb
NAOMI I. COBB

STATE OF OREGON, County of JACKSON
~~Klamath~~ ss.

On August 31, 1998, personally appeared NAOMI I. COBB who
acknowledged the foregoing instrument to be her own act,
and deed.

J. Trumble

Notary Public for Oregon
My Commission Expires 2/15/00 9-7-2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of September A.D., 19 98 at 11:46 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 32489

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kathleen Rose