

99 JAN -6 P3:27



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048979

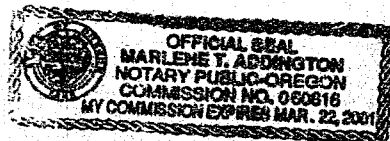
AFTER RECORDING RETURN TO:  
Mr. and Mrs. Stephen F. CookCooks Glass Co.  
4532 S. 6th St. Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEKENNETH H. KINSMAN and LINDA I. KINSMAN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to  
STEPHEN F. COOK and CHARLOTTE J. COOK, 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 . . . . .

*[Signature]* 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  
\$110,000.00.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 5th day of January, 1999.
  
KENNETH H. KINSMAN

  
LINDA I. KINSMAN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 6th  
day of January, 1999, by Kenneth H. Kinsman and Linda I.  
Kinsman.Before me: *[Signature of Marlene T. Addington]*  
Notary Public for Oregon  
My Commission Expires: March 22, 2001

## EXHIBIT "A"

Commencing at the Southwest corner of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 54' 30" East, along the South boundary of Section 6, 1896.49 feet to the meander corner on the left bank of Lost River for the true point of beginning; thence South 89 degrees 54' 30" East, 375.01 feet; thence North 0 degrees 05' 30" East, 96.90 feet; thence Northwesterly, 1182.55 feet along the arc of a 1358.73 foot radius curve to the right (which arc has a long cord of North 47 degrees 14' West, 1145.58 feet), more or less, to the Lost River; thence following the meander line of said river South 4 degrees 00' East 593.36 feet; thence South 68 degrees 00' East, 330.00 feet; thence South 36 degrees 45' East, 198.00 feet to the true point of beginning.

EXCEPTING THEREFROM that part of the above described tract lying within Dehlinger Lane, being the South 30.0 feet.

CODE 164 MAP 4010-600 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day  
of January A.D., 19 99 at 3:27 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 405

Linda Smith, County Clerk  
By Kathleen Ross

FEE \$35.00