

99 Jan 28 P3:17

MTC 48157-MS
WARRANTY DEED

Vol M99 Page 21342

**PATRICK TIMOTHY COLAHAN and ALTA MARIE COCHRAN, AS SUCCESSOR
CO-TRUSTEES OF THE ROBERT M. COLAHAN AND MAGGIE A. COLAHAN TRUST
DATED JANUARY 17, 1992,**

Grantor(s), hereby grant, bargain, sell and convey to:

STUART L. WATSON and RUTH E. WATSON, HUSBAND AND WIFE

Grantee(s), and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

LOTS 46 AND 47 IN BLOCK 1 OF TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; TOGETHER WITH A 1992 MOBILE HOME, PLATE #X214156

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 96,500.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7115 TURNER COURT, KLAMATH FALLS, OR 97603

Dated this 26TH day of MAY, 1999 .

SEE SIGNATURE PAGE ATTACHED
HERETO AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ss. _____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My Commission Expires: _____

AFTER RECORDING RETURN TO:

STUART L. WATSON
7115 TURNER COURT
KLAMATH FALLS, OR 97603

EXHIBIT "B"
SIGNATURE PAGE

TRUSTEES OF THE ROBERT M. COLAHAN AND MAGGIE A. COLAHAN TRUST DATED
JANUARY 17, 1992

BY Patrick Timothy Colahan
PATRICK TIMOTHY COLAHAN, SUCCESSOR CO-TRUSTEE

BY _____
ALTA MARIE COCHRAN, SUCCESSOR CO-TRUSTEE

STATE OF Florida
COUNTY OF Alachua SS. May 27, 19 99

Personally appeared the above named Patrick Timothy Colahan
Personally known
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Robbie C. Bielling
ROBBIE C. BIELLING
Notary Public
State of _____
My Commission expires: _____
COMMISSION # CC 671527
EXPIRES SEP 22, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "B"
SIGNATURE PAGETRUSTEES OF THE ROBERT M. COLAHAN AND MAGGIE A. COLAHAN TRUST DATED
JANUARY 17, 1992BY _____
PATRICK TIMOTHY COLAHAN, SUCCESSOR CO-TRUSTEEBY Alta Marie Cochran
ALTA MARIE COCHRAN, SUCCESSOR CO-TRUSTEE

STATE OF _____

COUNTY OF _____ SS. _____ 19 _____

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

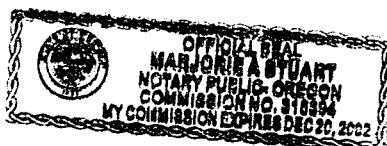
WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____STATE OF OregonCOUNTY OF Klamath SS. May 28 19 99The foregoing instrument was acknowledged before me this May 28
19 99 by Alta Marie Cochran
as Successor Co-Trustee
Colahan and Maggie A. Colahan Trust on behalf of the Robert M.

WITNESS My hand and official seal.

(seal)

Marjorie A. Stuart
Notary Public
State of Oregon
My Commission expires: 12-20-02State of Oregon, County of Klamath
Recorded 5/28/99, at 3:17 p.m.
In Vol. M99 Page 21342
Linda Smith, County Clerk
Fee \$ 40-Linda Smith