



1999 AUG 27 11:58

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Arnold J. Cottrell and Angela M. Cottrell
3833 La Marada Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Arnold J. Cottrell
Same as above

Escrow No. K54356VTitle No. K54356V

State of Oregon, County of Klamath
Recorded 8/27/99, at 10:58 a.m.

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Linda Smith,

County Clerk

Fee \$ 30.00

STATUTORY WARRANTY DEED

James Edward Toddy and Valine Eleanor Toddy, husband and wife, Grantor, conveys and warrants to Arnold J. Cottrell, a married person and Angela M. Cottrell, a married person, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5, Block 16, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$150,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of August, 1999.

James Edward Toddy
James Edward Toddy

Valine Eleanor Toddy
Valine Eleanor Toddy

STATE OF OREGONCounty of KLAMATH

} ss.

This instrument was acknowledged before me on this 25th day of August, 1999
by James Edward Toddy and Valine Eleanor Toddy



Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001