

NS

ANTHONY AND ELLEN COGNINA

PO BOX 137

MERRILL, OR 97633

RICHARD L. BEMENT

PO BOX 231

MERRILL, OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

RICHARD L. BEMENT

PO BOX 231

MERRILL, OR 97633

Until requested otherwise, send all tax statements to (Name, Address, Zip):

RICHARD L. BEMENT

PO BOX 231

MERRILL, OR 97633

1999 DEC -3 PM 3:29

SPACE RESERVED
FOR
RECORDER'S USE

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STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ANTHONY COGNINA AND ELLEN S. COGNINA,
AS TENANTS BY THE ENTIRETY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. BEMENT

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 KLANATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(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): NONE

_____, 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. to complete lot

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ line adjustment. ① 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. ② (The sentence between the symbols ①, 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 3 day of December, 1999; 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.

ANTHONY COGNINA

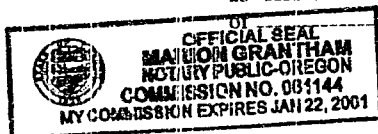
ELLEN S. COGNINA

STATE OF OREGON, County of KLANATH

This instrument was acknowledged before me on December 3, 1999,
by ANTHONY COGNINA AND ELLEN S. COGNINA

This instrument was acknowledged before me on _____, 19____,
by _____

as _____



Notary Public for Oregon

My commission expires 1/22/01

47798

EXHIBIT "A"
LEGAL DESCRIPTION
COGNINA TO BEMENT

A strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon, from which the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears 89 degrees 28' 11" East 238.40 feet and North 2120.98 feet; thence South 89 degrees 28' 11" West 0.70 feet; thence North 207.70 feet; thence North 89 degrees 28' 11" East 0.70 feet; thence South 207.7 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/03/99, at 3:24 p m.
In Vol. M99 Page 47797
Linda Smith,
County Clerk Fee \$ 35⁰⁰