

INS

Vol M99 Page 47799

RICHARD L. BEMENT  
PO BOX 231  
MERRILL, OR 97633  
Grantor's Name and Address  
ANTHONY AND ELLEN COGNINA  
PO BOX 137  
MERRILL, OR 97633  
Grantee's Name and Address

1999 DEC -3 PM 3:29

SPACE RESERVED  
FOR  
RECORDER'S USE

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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.  
Witness my hand and seal of County  
affixed.

After recording, return to (Name, Address, Zip):  
ANTHONY AND ELLEN COGNINA  
PO BOX 137  
MERRILL, OR 97633  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
ANTHONY AND ELLEN COGNINA  
PO BOX 137  
MERRILL, OR 97633

By \_\_\_\_\_, Deputy.

MTC 49690-mg

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD L. BEMENT

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY COGNINA AND ELLEN S. COGNINA, AS TENANTS BY THE ENTIRETY  
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 KLAMATH 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ line adjustment. 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. (The sentence between the symbols @, 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.

Richard L. Bement  
RICHARD L. BEMENT

STATE OF OREGON, County of KLAMATH ss.  
This instrument was acknowledged before me on December 3, 1999,  
by RICHARD L. BEMENT  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_



Marion Grant Ham  
Notary Public for Oregon  
My commission expires 1/22/01

EXHIBIT "A"  
LEGAL DESCRIPTION  
EMENT TO COGNINA

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 a point on the Westerly right-of-way line of the Merrill-Whitelake Highway from which the North east corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 28' 11" East 30.00 feet and North 1912.58 feet; said point being the Northeast corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon; thence South 0.70 feet; thence South 89 degrees 28' 11" West 208.40 feet; thence North 0.70 feet; thence North 89 degrees 28' 11" East 208.4 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/03/99, at 2:29 p.m.  
In Vol. M99 Page 47799  
Linda Smith,  
County Clerk Fee \$ 35.00