

200 JUL 28 PM 3:32

WARRANTY DEED

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MARY JO STATHAKIS,

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

SUSAN M. COOK and CHRISTOPHER R. COOK, as tenants in common,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3907-025D0-02200

KEY# 488154

ACCT# M-184235

KEY# 872204

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 109,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9514 OLD WAGON ROAD, KENO, OR 97627

Dated this 27 day of July, 2000.

Mary Jo Stathakis  
MARY JO STATHAKIS

State of California  
County of Napa

This instrument was acknowledged before me on July 27, 2000 by MARY JO STATHAKIS.

Brenda Honeycutt  
(Notary Public)

My commission expires 02/07/2002

ESCROW NO. MT51294-TM

Return to:  
SUSAN M. COOK  
9514 OLD WAGON ROAD  
KENO, OR 97627



## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 SE1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the intersection of the West line of said SE1/4 SE1/4 with the Southerly right of way line of Clover Creek Road, a county road, thence South 56 degrees 29' 11" East along said right of way, 436.15 feet to a 5/8" iron pin marking the true point of beginning; thence leaving said right of way line South 38 degrees 20' 44" West, 290.32 feet to an iron pin; thence South 41 degrees 43' 19" East, 362.04 feet to a 5/8" iron pin on the Northerly right of way line of a public road; thence North 71 degrees 21' 54" East 171.41 feet; thence North 34 degrees 45' 25" East 246.26 feet to a 5/8" iron pin on the Southerly right of way of Clover Creek Road, thence North 56 degrees 29' 11" West 436.15 feet to the true point of beginning, with bearings based on Survey No. 2869 as filed in Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 07/28/00, at 3:32 p m.  
In Vol. M00 Page 27729  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>