

2001 JAN 31 PM 1:08



**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

Vol MQ1 Page 3933

ASPEN TITLE ESCROW NO.: 01052318

AFTER RECORDING RETURN TO:  
VENTURA COBIAN  
319 MCKINLEY STREET  
MERRILL, OR 97633

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BARBARA L. COLLINS, hereinafter called GRANTOR(S), convey(s)  
and warrants to VENTURA COBIAN, AN ESTATE IN FEE SIMPLE,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$59,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

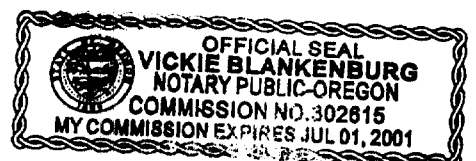
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of January, 2001.

Barbara L. Collins  
BARBARA L. COLLINS

STATE OF OREGON, County of Klamath ss.

On January 29, 2001, personally appeared Barbara L. Collins,  
who acknowledged the foregoing instrument to be their voluntary  
act and deed.

Vickie Blankenburg  
Notary Public for OREGON  
My Commission Expires: 7/01/01



## PARCEL 1:

A portion of the W 1/2 S 1/2 N 1/2 SE 1/4 SW 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0 degrees 02' West along the center line of McKinley Street a distance of 762.5 feet and East a distance of 40 feet from the iron monument which marks Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0 degrees 02' East a distance of 62.5 feet, more or less, to the point of beginning.

## PARCEL 2:

A portion of the W 1/2 S 1/2 N 1/2 SE 1/4 SW 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0 degrees 02' West along the center line of McKinley Street a distance of 825 feet and East a distance of 40 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian and running thence East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02' West a distance of 62.5 feet, to an iron pin; thence West a distance of 115.75 feet to an iron pin; thence South 0 degrees 02' East a distance of 62.5 feet, more or less, to the point of beginning.

CODE 228 MAP 4110-1CD TL 1900

State of Oregon, County of Klamath  
Recorded 01/31/01, at 1:08 pm.  
In Vol. M01 Page 3933  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>