

'01 APR 11 PM 3:21

MTL 53726-TM
WARRANTY DEED

Vol M01 Page 15162

JOHN M. WERLINE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SABINA J. COCHRAN and DAMON S. COCHRAN, as tenants by the entirety,
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:

Lot 11 of **EVERGREEN MEADOWS - TRACT 1302**, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

ACCT# 3909-013AB-05800

KEY# 880984

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 17,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1505 MADISON ST. #42, KLAMATH FALLS, OR 97603

Dated this 10 day of April, 2001.

John M. Werline
JOHN M. WERLINE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 10, 2001 by JOHN
M. WERLINE.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53726-TM

Return to:

SABINA J. COCHRAN
1505 MADISON ST. #42
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 04/11/01, at 3:21 p. m.
In Vol. M01 Page 15162
Linda Smith,
County Clerk Fee\$ 21.00