

'01 JUN 19 PM3:12

MTL 54216-LW
WARRANTY DEED

Vol M01 Page 29345

STEPHEN L. COOK,

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

JOHN SOUTHWICK and CATHY SOUTHWICK, husband and wife,

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

KEY #879960

3909-013BB-06400-000

KEY #87995913BB-06300-000

3909-013BB-06300-000

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 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5706 PINNACLE PLACE, KLAMATH FALLS, OR 97603

Dated this 13 day of June, 2001.

Stephen L. Cook

STEPHEN L. COOK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 19, 2001 by
STEPHEN L. COOK.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT54216-LW

Return to:
JOHN SOUTHWICK
5706 PINNACLE PLACE
KLAMATH FALLS, OR 97603

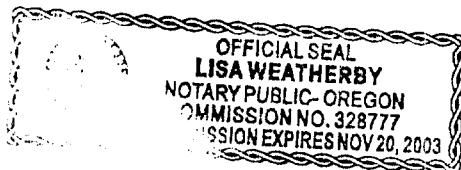


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 22 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence south 19 degrees 33' 10" West 102.23 feet to a point on the south line of said Lot 21; thence South 89 degrees 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27 degrees 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

PARCEL 2:

A tract of land being a portion of Lot 23, Block 4 of "Tract 1299 - Second Addition to Ferndale", situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 23, said point being on the right of way line of Pinnacle Place; thence South 64 degrees 00' 55" West, along the line common to said Lots 22 and 23, 127.69 feet; thence North 00 degrees 12' 05" West, along the West line of said Lot 23, 12.00 feet; thence North 69 degrees 03' 27" East 122.94 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 06/19/01, at 3:12 p. m.
In Vol. M01 Page 29345
Linda Smith,
County Clerk Fee \$ 26.⁰⁰