

mtz S3563-MS
WARRANTY DEED

'01 JUN 22 PM3:16

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MARTHA PIGEON,

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

RICHARD L. COBB,

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:

THE EAST 15 FEET OF LOT 1 AND ALL OF LOT 2, LESS THE NORTHEASTERLY 17.3 FEET, ALL IN BLOCK 2, OF FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-011CC-08900-000

554545

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 76,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4340 BARRY AVENUE, KLAMATH FALLS, OR 97603

Dated this 20th day of June, 2001.

Martha Pigeon
MARTHA PIGEON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2001 by
MARTHA PIGEON.

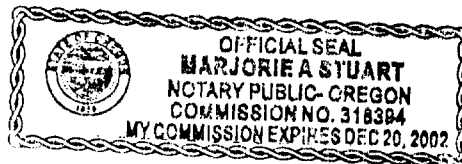
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT53563-MS

Return to:

RICHARD L. COBB
4340 BARRY AVENUE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 06/22/01, at 3:16 P.m.
In Vol. M01 Page 30257
Linda Smith,
County Clerk Fee \$ 21.00

21.00 ✓