



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 56468-LW

Vol M02 Page 12635

After recording return to:

KENT R. WINEBARGER  
318 NORTH 9TH STREET  
KLAMATH FALLS, OR 97601

Until a change is requested all  
tax statements shall be sent to  
the following address:

KENT R. WINEBARGER  
318 NORTH 9TH STREET  
KLAMATH FALLS, OR 97601

Escrow No. MT56468-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 03/01/2002 2:18 p m.  
Vol M02, Pg 12635-36  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

## WARRANTY DEED

SYLVIA E. COOK,

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

KENT R. WINEBARGER

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  
3809-032AB-00500 411691

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.

The true and actual consideration for this conveyance is \$ 55,000.00.

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.

Dated this 1 day of March, 2002.

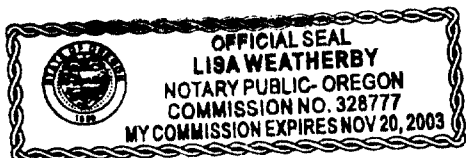
Sylvia E. Cook  
SYLVIA E. COOK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 1, 2002 by  
SYLVIA E. COOK.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 1, Block 43, NICHOLS ADDITION to the Town of Linkville, City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly line of Ninth Street 80 feet Northwesterly from the intersection of the Northerly line of High Street and the Westerly line of Ninth Street; thence Northwesterly along the Westerly line of Ninth Street 40 feet; thence Southwesterly and parallel with High Street 65 feet; thence Southeasterly and parallel with Ninth Street 40 feet; thence Northeasterly and parallel with High Street 65 feet to the point of beginning.