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## WARRANTY DEED

State of Oregon, County of K	lam	atl
Recorded 04/10/2002 12:46	P	m.
Vol M02. Pg 2///8		
Linda Smith, County Clerk		
Fee \$ 2100 # of Pes 1		

BRADLEY S. VAN HORN,

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

ARVIN R. COWGER, ROBERT R. COWGER and ELNORA J. COWGER, or the survivor, 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 4, Block 7 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX MAP 3507-007CD 06900

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 \$3,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 85519 DILLEY LANE. EUGENE. OR 97405

Dated this 35 day of January, 2002.

BRADLEY S. VAN HORN

STATE OF OREGON )

) ss.

COUNTY OF LANE.

After recording return to:

Uarch 25,2002

Personally appeared the above named Bradley S. Van Horn and acknowledge the foregoing instrument to be his voluntary act.

Before me:

Notary Public for Oregon

My commission expires:\_

res: 3-8-2004

ARVIN R. COWGER 85519 DILLEY LANE EUGENE OR 97405

