

'02 OCT 1 AM 11:10



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Catherine Cook

1763 Washburn Way
Klamath Falls, OR 97603

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

Catherine Cook
1041 Harbor Street Blvd
Klamath Falls, OR

Escrow No. K59440S
Title No. K59440-S

97601

State of Oregon, County of Klamath
Recorded 10/01/2002 11:10 a. m.
Vol M02, Pg 55964-65
Linda Smith, County Clerk
Fee \$ 10.00 RR # of Pgs 2

State of Oregon, County of Klamath
Recorded 09/30/2002 3:20 p. m.
Vol M02, Pg 55756
Linda Smith, County Clerk
Fee \$ 21.60 # of Pgs 1

* Re-recorded to ADD - Legal Description

'02 SEP 30 PM 3:20

STATUTORY WARRANTY DEED

U.S. Timberlands Klamath Falls, L.L.C., a Delaware Limited Liability Company, Grantor, conveys and warrants to Christopher T. Cook and Catherine D. Cook, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$13,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30th day of September, 2002

U.S. Timberlands Klamath Falls

By: [Signature]
Martin Lague

STATE OF OREGON }
County of Klamath } ss.

This instrument was acknowledged before me on this 30 day of September, 2002 by US Timberland

[Signature]
Notary Public for Oregon

My commission expires: 2003



KJORR *
K21

K59440

55965

LEGAL DESCRIPTION

South 119 feet of Lots 9 and 10, Block 208, Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all right, title and interest to those portions of the Oregon, California, & Eastern Railway Company railroad right of way over and across Lots 8, 11 and 12 Block 206, Mills Second Addition to the City of Klamath Falls, according to the duly recorded plat thereof.