

02 NOV 8 AM 10:49



# First American Title Insurance Company of Oregon

## CRATER TITLE DIVISION

Main Office  
300 West Main • P.O. Box 250  
Medford, Oregon 97501  
(541) 779-7250 • FAX (541) 779-4013

Vol M02 Page 64657

State of Oregon, County of Klamath  
Recorded 11/08/2002 10:49 a m.  
Vol M02, Pg 64657-58  
Linda Smith, County Clerk  
Fee \$ 2600 # of Pgs 2

K59400

Order # 20015163JS

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Thelma Sue Owens Trust dated June 3 1997, Grantor, conveys and warrants to Charles A. Cochrane and Rhonda Cochrane and Stephen Sacks, not as tenants in common but with rights of survivorship, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Jackson County, Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

#### SUBJECT TO:

Rights of the public within the limits of public roadways, and/or rights of private parties within existing roadways or driveways.

Easements of record.

Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by and avulsive movement of Wood River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

The true consideration paid for this conveyance is Two Hundred Thousand And 00/100 DOLLARS \$200,000.00.

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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 NOV. day of 2002.

Thelma Sue Owens Trust dated June 3 1997

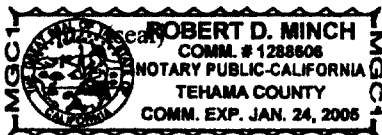
Thelma Sue Owens  
Thelma Sue Owens, Trustee

STATE OF CALIFORNIA )

County of TEHAMA )

) ss.

This instrument was acknowledged before me on the 1<sup>st</sup> day of NOVEMBER,  
by Thelma Sue Owens, as Trustee of The Thelma Sue Owens Trust dated June 3 1997.



[Signature]  
Notary Public for Oregon CALIF.  
My commission expires: 1/24/2005

Until a change is requested,  
send all tax statements to:  
Grantee at:

Return document to:  
First American Title Insurance Co.  
300 W. Main Street, P.O. Box 250  
Medford, OR 97501

K26-7

64658

Lots 2, 3 and 4 Block 1 Hessig Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the E  $\frac{1}{2}$  of vacated Short Street lying adjacent to said Lots 2, 3 and 4 and the N $\frac{1}{2}$  of vacated 5<sup>th</sup> Street lying adjacent to Lot 4. Lots 10, 11 and 12, Block 10 Hessig Addition to Fort Klamath, together with the S  $\frac{1}{2}$  of vacated 5<sup>th</sup> Street lying adjacent to said Lots 10 and 11.