



WESTERN

TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

ELLEN E. WEDUM, Grantor,
conveys and warrants to
TOM T. COOK and Nanci COOK, as tenants by the entirety, Grantee,
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

LOT 2, BLOCK 2, WAGON TRAIL ACREAGES NO. 1, according to the official
plat thereof on file in the office of the Clerk of Klamath County, Oregon

Tax Account No(s): R127570 Map/Tax Lot No(s): R2309-001AO-01300-000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$ 83,000.00.

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 18 day of March, 2003.

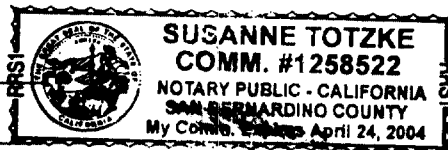
Ellen E. Wedum
ELLEN E. WEDUM

California *San Bernardino*
STATE OF ~~OREGON~~, COUNTY OF ~~KLAMATH~~) SS.

This instrument was ~~acknowledged~~ ^{Sworn} before me on March 18, 2003 by ELLEN E.
WEDUM.

Susanne Totzke
(Notary Public for Oregon)

My commission expires April 24, 2004



After recording return to:
TOM AND NANCY COOK
670 WEST 31ST AVENUE
EUGENE, OR 97405

Until a change is requested all tax statements
shall be sent to the following address:
TOM AND NANCY COOK
670 WEST 31ST AVENUE
EUGENE, OR 97405

TITLE NO. 10-0063403
ESCROW NO. 10-0063403

State of Oregon, County of Klamath
Recorded 03/20/2003 2:49 pm.
Vol M03 Pg 16841
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1