

03 MAY 20 PM 3:18

TL No. 60377 /Tax Acct No. 2407-7B-9400/Key No. 145916

After recording return to: WESTERN PIONEER TITLE COMPANY  
P O BOX 10146 EUGENE OR 97440

Send all tax statements to: ROBERT M COOK AND CATHERINE A COOK  
93242 COBURG OR HARRISBURG OR 97446

**WARRANTY DEED**

RAYMOND J. IVERSON and MERYLE IONE IVERSON, husband and wife, Grantor, conveys and warrants to ROBERT M. COOK and CATHERINE A. COOK, husband and wife, Grantee, the following described real property:

Lot 6 in Block 5 of Cres-Del Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

hereinafter the real property shall be referred to as "Property".

The true and actual consideration for this conveyance is \$80,000.00.

Name and address of person or entity holding lien or other interest created by this document: None.

The described Property is free of encumbrances except:

1. Zoning ordinances, building and use restrictions, easements, covenants, conditions and restrictions of record;
2. Liens or encumbrances attaching as of the date of execution of this Warranty Deed, or which arise by, through or under the Grantees;
3. Conditions and restrictions apparent from a visual inspection of the Property and restrictions and regulations discoverable in the public records of any governmental agency.
4. See attached EXHIBIT A for FURTHER EXCEPTIONS incorporated by reference herein as though fully set forth.

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 ANY INTEREST IN OR 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.

IN WITNESS WHEREOF, the parties have caused this Warranty Deed

3/12

34112

to be executed as of this 3RD day of October, 1994.

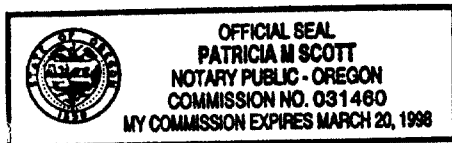
GRANTOR:

  
Raymond J. Iverson  
RAYMOND J. IVERSON

Meryle Ione Iverson  
MERYLE IONE IVERSON

STATE OF OREGON           )  
                                  : ss:  
County of Lane            )

On the 3RD day of October, 1994, this instrument was acknowledged by RAYMOND J. IVERSON and MERYLE IONE IVERSON, husband and wife, before me.



Patricia M. Scott  
Notary Public for OREGON  
Seal:

MY COMMISSION EXPIRES: 3/20/98

EXHIBIT A

34113

FURTHER EXCEPTIONS

2. Reservations and restrictions contained in the dedication of Cres-Del Acres Second Addition as follows: "...said plat subject to the following conditions (1) a 16 foot easement along Crescent Creek and centered on lines between Lots 4 and 5, Lots 10 and 11, and Lots 15 and 16 of Block 6 to provide access to Crescent Creek; (2) a 16 foot utility easement centered on all lines between lots and on the side of lots abutting on streets; (3) additional restrictions as provided in recorded protective covenants."

3. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from Edgar E. Colburn et al to Raymond J. Iverson and Meryle Ione Iverson, husband and wife, dated July 21, 1972, recorded September 13, 1972, in Volume M72 page 10342, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 05/20/2003 3:18 p. m.  
Vol M03 Pg 3411-13  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3