

04 MAY 20 PM 2:53

Vol M04 Page 31835

After Recording Return to:

JAY M. COCHRAN

4305 Bisbee St
Klamath Falls, Or

Until a change is requested all tax statements

Shall be sent to the following address:

JAY M. COCHRAN

Same as above

State of Oregon, County of Klamath
Recorded 05/20/2004 2:53 p.m.
Vol M04 Pg 31835-31836
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen 59196MS
WARRANTY DEED
(INDIVIDUAL)

TUTSY D. STERLING, WHO ACQUIRED TITLE AS TUTSY D. MASON, herein called Grantor, convey(s) to JAY M. COCHRAN, herein all Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$97,000.00.
(here comply with the requirements of ORS 93.930)

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 May 19, 2004.

Tuttsy D. Sterling

TUTSY D. STERLING

STATE OF OREGON, County of Klamath) ss.

On May 19, 2004 personally appeared the above named TUTSY D. STERLING and acknowledged the foregoing instrument to be HER voluntary act and deed.

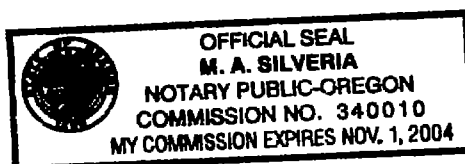
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059196

Before me: *M.A. Silveria*
Notary Public for Oregon
My commission expires: 11/01/00

Official Seal



26.08

Exhibit A

**Lot 4, Block 4, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of
the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by instrument recorded July 1,
1965 in Volume 362 at Page 563, Deed Records of Klamath County, Oregon.**