

After Recording Return to:
HERBERT M. COCKERHAM JR. and JUDITH G. COCKERHAM
69164 Juniper Way
Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the persons & address above.

State of Oregon, County of Klamath
 Recorded 05/06/2005 2:47p m
 Vol M05 Pg 33036
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Aspen 61246 MA
WARRANTY DEED
 (INDIVIDUAL)

ERNEST L. MANFULL and LINDA S. MANFULL, husband and wife, herein called Grantors, convey(s) to **HERBERT M. COCKERHAM JR. and JUDITH G. COCKERHAM**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Easterly 70 feet of Lot 41 and the Westerly 30 feet of Lot 40, **MOYINA**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3809-036CD TL 07900 KEY #452575

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 **\$255,000.00**.
 (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 April 26, 2005

Ernest L. Manfull
ERNEST L. MANFULL
Linda S. Manfull
LINDA S. MANFULL

STATE OF OREGON, County of **Klamath**) ss.

On April 24, 2005 personally appeared the above named **ERNEST L. MANFULL and LINDA S. MANFULL** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00061246

READ, ACCEPTED AND APPROVED

Before me:

Notary Public for Oregon

My commission expires: **March 22, 2009**

Adrien Fleeck
12-306

Official Seal

