

M05-66765

Klamath County, Oregon

10/18/2005 09:24:52 AM

Pages 1 Fee: \$21.00

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That IRENE Miller, a married womanhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brian Cochran
a single manhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:Lot 10, Block 3, Tract No. 1096, American, in the County of Klamath,
State of Oregon, GALE 218, Map 3909-14 DA-2900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except owed to
Eric Sperry M+E Enterprises of Gault

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

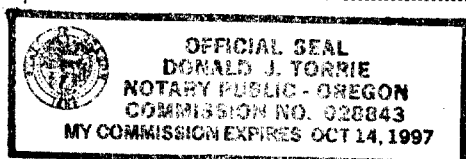
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②(The sentence between the symbols①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of JULY, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of KLAMATH) ss.
This instrument was acknowledged before me on JULY 27, 1995,
by IRENE MILLER
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____Donald J. Torrie
Notary Public for Oregon
My commission expires 10-17-97Irene Miller

Grantor's Name and Address

Brian Cochran
35101 SW Blvd H.11 Rd
W. L. Saville OR 97020

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Brian Cochran
35101 SW Blvd H.11 Rd
W. L. Saville OR 97020

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as aboveSPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, NAME TITLE
Deputy.