

MTC# 30831

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Roberta L. Parsons

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Neal A. Cole and Ronalyn V. Cole, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 of DeBIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the said 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 \$ **55,000.00**

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

In Witness Whereof, the grantor has executed this instrument this 15th day of October, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath

October 15

19 93

Personally appeared the above named
Roberta L. Parsons

Roberta L. Parsons
Roberta L. Parsons

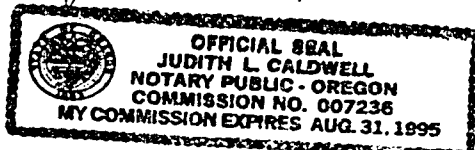
and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me:

Judith L. Caldwell

Notary Public for Oregon

My commission expires: 8-31-95



STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____

_____, president, and by _____

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

Roberta L. Parsons

C/O KFFSL

Neal A. Cole

Ronalyn V. Cole

C/O KFFSL

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

STATE OF OREGON,

County of Klamath

I certify that the within instrument was
received for record on the 18th
day of Oct., 19 93,
at 11:21 o'clock A.M. and recorded
in book M93 on page 27221 or as
file/reel number 69875

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

FEE: \$30.00

Recording Officer
B. Douglas M. Mullen Deputy

MOUNTAIN TITLE COMPANY

10-18-93A11:21 RCVD

MOUNTAIN TITLE COMPANY

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