

MTC35431 NF

WARRANTY DEED

JAMES MICHAEL COLEMAN and RITA GAIL LARKIN,

Grantor(s) hereby grant, bargain, sell and convey to

RALPH E. PATTERSON, A SINGLE PERSON,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lots 1 and 2, Block 13 of NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2007 HOMEDALE KLAMATH FALLS, OR 97603

Dated this 19th day of June, 1995

James Michael Coleman
JAMES MICHAEL COLEMAN

X RITA GAIL LARKIN by James Michael Coleman
RITA GAIL LARKIN HER ATTORNEY IN FACT.

NOTARY ACKNOWLEDGEMENT

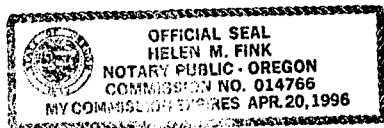
STATE OF OREGONSS. June 19 1995COUNTY OF KLAMATH

Personally appeared the above named JAMES MICHAEL COLEMAN, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR RITA GAIL LARKIN

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Helen M. Fink

Notary Public for OREGONMy commission expires 4/20/96

(seal)

Return to:

RALPH E. PATTERSON
2007 HOMEDALE RD
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 20th day of June A.D. 19 95
at 3:50 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 16185

Bernetha G. Letson County Clerk

By Spitha Mutay

Deputy.

Fee, \$30.00