

MTC 305106R

WYATT LEDBETTER and ANNETTE M. LEDBETTER, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey
 JERALD COLE and CINDY COLE, husband and wife,
 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:

Lot 16 in Block 1 of RIVERVIEW SECOND ADDITION to the City of Klamath
 Falls, according to the official plat thereof on file in the office of
 the County Clerk 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:

SUBJECT TO: Trust Deed dated September 12, 1995 and recorded October 9,
 1995 in Volume M95, page 27167, Microfilm Records of Klamath County,
 Oregon in favor of Phillip O. De Prato and Mae L. De Prato, as
 Beneficiary. The above named Grantees DO NOT agree to assume nor pay
 this Trust Deed and the Grantors agree to hold the Grantees harmless
 therefrom.

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ,2312 Autumn, Klamath Falls, OR 97601

Dated this 30th day of October, 1995.

X Wyatt Ledbetter
 WYATT LEDBETTER

Annette M. Ledbetter
 ANNETTE M. LEDBETTER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. October 30 19 95
 COUNTY OF KLAMATH

Personally appeared the above named _____

WYATT LEDBETTER & ANNETTE M. LEDBETTER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/95

(seal)

Return to:

JERALD COLE
 2312 Autumn
 Klamath Falls, OR 97601

11-20-95P03:56 RCVD

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day
of November A.D., 1995 at 3:56 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 31750

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

RETURNED TO SENDER

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