1-20-95P03:56

WARRANTY DEED

MTC 36516KR

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.

WYATT LEDBETTER

Annette M. Lockotter AND 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.

OFFICIAL SEAL
KRISTI L REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

Notary Public for Oregon

My commission expires $\frac{11/16/95}{2}$

(seal)

Return to: JERALD COLE 2312 Autumn Klamath Falls, OR 97601

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NOTARY ACURORLEDGRESSET

personelly appeared the above named COMMA ON THE REVENUE OF THE STATE OF TOTALDS

FEE \$35.00

on Page 31750 Bernetha G. Letsch, County, Clerk Essette Mueller

Filed for record at request of Mountain Title Company of <u>November</u> A.D., 19 95 __ at ___ 3:56 P M., and duly recorded in Vol. __o'clock of_

20th the_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Klamath Falls, OR 97601 2512 Autum JERALD COLS Retuin to: