

96 JAN -8 P3:45



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044119

AFTER RECORDING RETURN TO:
Mr. and Mrs. Jason T. Cole53499 Villa Dr.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GEORGE C. LEWIS and CATHERINE S. LEWIS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JASON T. COLE and
PAMELA R. COLE, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 7 in Block 1 of CYPRESS VILLA, in the County of Klamath,
State of Oregon.

Code 41, Map 3909-11DD, Tax Lot 600

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$96,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 14th day of December, 1995.

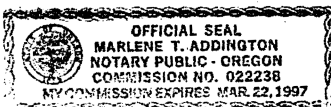
George C. Lewis
GEORGE C. LEWIS

X Catherine S. Lewis
CATHERINE S. LEWIS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 3rd
day of December, 1995, by GEORGE C. LEWIS and CATHERINE S.
LEWIS. January 1996

Before me: Marlene T. Addington
Notary Public for Nevada, My Commission Expires: 3-22-97
N.P. Oregon



CLERK OF COUNTY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 8th day
of Jan. A.D. 19 96 at 3:45 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 639

FEE \$35.00

Bernetha G. Lusch, County Clerk
By [Signature]

UNOFFICIAL COPY