JAN -8 P3:45



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044119

AFTER RECORDING RETURN TO: Mr. and Mrs. Jason T. Cole Mr.

5499 Villa DR. Klamath Falls, OR 97603

UNTIL 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 OF COUNTY OF ANNUAL STREET, IN HERELY 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 of record, if any, and apparent upon the land, way and easements

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

this 14th day of December, 1995.

eoul

C. LEWIS GEORGE

LEWIS

STATE OF OREGON, County of Klamath)ss.

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

LEWIS. me to

Before me: Warlows, Notary Public for Nameda, and N. P. Oregon

Commission Expires:

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SECTION OF A

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