

16635

Aspen
TITLE & ESCROW, INC.

'96 APR 18 P3:54

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01044552

AFTER RECORDING RETURN TO:
Mr. and Mrs. Thomas L. Gibb1152 Crescent Ave
Klamath Falls, Or. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrowon this 18th day of April A.D. 19 96
at 3:54 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 10855

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

DORENCE J. COTE and SHARON C. COTE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to THOMAS L. GIBB and
KAY I. GIBB, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:Lot 10 in Block 12 of HOT SPRINGS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DD, Tax Lot 3700

X.D.H.
"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
\$42,500.00.

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 9th day of April, 1996.

X Dorence J. Cote
DORENCE J. COTE

X Sharon C. Cote
SHARON C. COTE
by Dorence J. Cote her
attorney in fact

STATE OF OREGON, County of Clatsop ss.

The foregoing instrument was acknowledged before me this 16th
day of April, 1996, by DORENCE J. COTE and SHARON C. COTE.

Before me: Patricia Brandley
Notary Public for Oregon
My Commission Expires March 24, 2000

