



## WARRANTY DEED

Vol. M96 Page 12460STATE OF OREGON,  
County of Klamath ss.

#03044608

AFTER RECORDING RETURN TO:

Filed for record at request of:

MICHEL P. COLEMAN

KIM E. COLEMAN

15115 PIONEER RD.  
KLAMATH FALLS, OR 97601Aspen Titleon this 1st day of May A.D. 19 96  
at 4:00 o'clock P. M. and duly recorded  
in Vol. M96 of Deeds Page 12460

Bernetha G. Letsch, County Clerk

By [Signature] Deputy.UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Fee. \$30.00

FREDERICK T. PARKER, SR. and NEVA DEE PARKER, hereinafter called GRANTOR(S), convey(s) to MICHEL P. COLEMAN and KIM E. COLEMAN, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 6, Block 3, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 97 Map 3908-3180 TL 4600

"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, contracts and/or liens for irrigation and/or drainage, 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 \$12,000.00.

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 25th day of April, 1996.

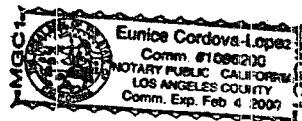
[Signature: Frederick T. Parker, Sr.]  
FREDERICK T. PARKER, SR.

[Signature: Neva Dee Parker]  
NEVA DEE PARKER

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

On 4-21-96 before me, EUNICE CORDOVA-LOPEZ,  
NOTARY PUBLIC, personally appeared FREDERICK T. PARKER, SR. AND NEVA DEE PARKER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Eunice Cordova-Lopez  
My commission expires: February 4, 2002



96 MAY -1 P4:00