

WARRANTY DEED

MTC39653 KR

CANDICE J. OHLSEN and DAVID A. OHLSEN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 BLAINE M. COLDWELL, A MARRIED PERSON,
 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:

LOTS 19 AND 20 IN BLOCK 9 OF HILLSIDE 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:
 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 \$ 89,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 933 3rd St. Brookings OR 97415

Dated this 22nd day of October, 1996

Candice J. Ohlsen
 CANDICE J. OHLSEN

David A. Ohlsen
 DAVID A. OHLSEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Klamath ss. 10/22 19 96

Personally appeared the above named

CANDICE J. OHLSEN & DAVID A. OHLSEN

and acknowledged the foregoing instrument to be Their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT39653-KR

Return to:

BLAINE M. COLDWELL

933 3rd St
Brookings OR 97415

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 28th day of Oct. A.D., 19 96
 at 11:56 o'clock A.M. and duly recorded
 in Vol. M96 of Deeds Page 33919.

Bernetha G. Letsch / County Clerk

By

Kathleen Ross

Deputy.

\$30.00

96 OCT 28 AM 11:56