

32584

MTC 39967-KA
WARRANTY DEEDVol. M97 Page 3940

THOMAS J. COIT and MATTIE M. COIT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
THOMAS E. NEWTON and DIANE M. NEWTON, husband and wife,
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:

Parcel 1 of Klamath County Land Partition 32-96 lying within the NW1/4 of
the NW1/4 of Section 32, Township 40 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon.

97 FEB -7 P3:41

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 \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1850 LOWELL, KLAMATH FALLS, OR 97601

Dated this 7 day of February, 1997.

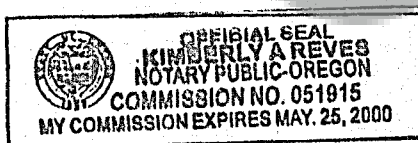
Thomas J. Coit
THOMAS J. COIT

Mattie M. Coit
MATTIE M. COIT

STATE OF OREGON ss. February 7 19 97
COUNTY OF KLAMATH

Personally appeared the above named THOMAS J. COIT AND
MATTIE M. COIT

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39967-KA

Return to:

THOMAS E. NEWTON
1850 LOWELL
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 7th day of February A.D., 1997
at 3:41 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 3940

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.