

NS **38071**

ROBERT H. COLE & CHERYL L. COLE
521 JEFFERSON STREET
KLAMATH FALLS, OR 97601

Grantor's Name and Address

After recording, return to (Name, Address, Zip):
WALTER G. COBURN
140 CARROLL STREET
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
SAME AS ABOVE

97 MAY 22 AM 4

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STATE OF OREGON, } ss.
 County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **ROBERT H. COLE AND CHERYL L. COLE**

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **WALTER G. COBURN**

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION SET FORTH ON REVERSE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): **RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF ROADS AND HIGHWAYS. RIGHT OF WAY EASEMENT CREATED BY INSTRUMENT RECORDED IN VOLUME M65, PAGE 2117.** and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **5,200.00**. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ☒ (The sentence between the symbols ☒ and ☐, if not applicable, should be deleted. See ORS 93.030.)

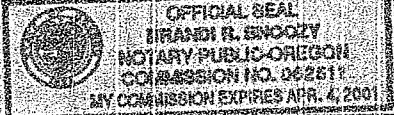
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this **22** day of **MAY**, 19**97**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of **Klamath**
 This instrument was acknowledged before me on **May 22**, 19**97**,
 by **Robert H. Cole Cheryl L. Cole**
 This instrument was acknowledged before me on **May 22**, 19**97**,
 by **Robert H. Cole**

WALTER G. COBURN



Brandi R. Snoddy
 Notary Public for Oregon
 My commission expires **April 4, 2001**

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PARCEL I

The Southerly 3 acres of the East 1/2 of the SE 1/4 of the Government Lot 4, Section 18, Township 35 South, Range 13 East, of the Willamette Meridian, Klamath County, Oregon.

Subject to a 30 foot road and utility easement across the North line of the E 1/2 of the SE 1/4, Section 18, Township 35 South, Range 13 East, of the Willamette Meridian, Klamath County, Oregon.

PARCEL II

The Northerly 2 acres of the East 1/2 of the Southeast 1/4 of Government Lot 4, section 18, Township 35 South, Range 13 East, Willamette Meridian, Klamath County, Oregon.

PARCEL III

The East 1/2 of the SE 1/4 of the NW 1/4 of the SW 1/4 and the East 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 18, Township 35 South, Range 13 East, of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom: The Northerly 3 acres of the East 1/2 of the SE 1/4 of Government Lot 3, Section 18, Township 35 South, Range 13 East, of the Willamette Meridian, Klamath County, Oregon.

Reserving however a perpetual easement over the Southerly 30 feet of the E 1/2 Se 1/4 NW 1/4 SW 1/4 and the Northerly 30 feet of the E 1/2 NE 1/4 SW 1/4, Section 18, Township 35 South, Range 13 East, of the Willamette Meridian, Klamath County, Oregon. For the purpose of ingress and egress.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Walter Coburn the 22nd day of May A.D. 19 97 at 11:41 o'clock A. M., and duly recorded in Vol. 197 of Deeds on Page 15699

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Bass