

NS

1999 DEC 23 AM 9:01

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50342



Joseph R. Dimond & Vivien Dimond

PO Box 1270

Philomath, OR 97370

Grantor's Name and Address

Larry Cole & Shirley Cole

38818 Kings Valley Hwy.

Philomath, OR 97370

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Larry and Shirley Cole

38818 Kings Valley Hwy.

Philomath, OR 97370

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

Larry and Shirley Cole

38818 Kings Valley Hwy

Philomath, OR 97370

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/23/99, at 9:01 a.m.

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Linda Smith,

County Clerk

Fee \$ 30⁰⁰

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Joseph and Vivien Dimond

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Larry and Shirley Cole

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 Klamath County, State of Oregon, described as follows, to-wit:

LOT 12, BLOCK 81, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4, KLAMATH
COUNTY OREGON

(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):

No Exceptions

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 \$ 1.00. 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 \oplus , 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 _____ day of _____, 19____; 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.

Joseph R. Dimond
Vivien G. Dimond

STATE OF OREGON, County of Benton

This instrument was acknowledged before me on

December 8, 1999

by Joseph R. Dimond

This instrument was acknowledged before me on

December 8, 1999

by Vivien G. Dimond

as

of

Virginia E. Pullen
Notary Public for Oregon

My commission expires 1-21-2000

