

'02 NOV 18 PM3:16

MT59091-KR

Vol M02 Page 66782

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

LUTHER R. COLE, JR.

5602 LIBERTY AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

LUTHER R. COLE, JR.

5602 LIBERTY AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT59091-KR

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 11/18/2002 3:16 p. m.

Vol M02, Pg 66782

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

SESSOM & EDGAR, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**LUTHER R. COLE, JR. and CATHERINE J. COLE, as tenants by the entirety**

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:

Lot 13 in Block 3 of TRACT 1096 AMERICANA, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #575256

3909-014DA-05000-000

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.

The true and actual consideration for this conveyance is \$ **124,900.00.**

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.

Dated this 18<sup>th</sup> day of November, 2002

SESSOM & EDGAR, L.L.C., AN OREGON  
LIMITED LIABILITY COMPANY

BY: Ernest R. Sessom  
ERNEST R. SESSOM, MEMBER

BY: Alfred L. Edgar  
ALFRED L. EDGAR, MEMBER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 18, 2002 by  
ERNEST R. SESSOM AND ALFRED L. EDGAR AS MEMBERS OF SESSOM & EDGAR, L.L.C..

Kristil L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

