

11:54:11 AM 07/29/2003



MTT-61839 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DENNIS L. COLE, TRUSTEE  
24160 CHERRYWOOD LANE  
SPRAGUE RIVER, OR 97639

State of Oregon, County of Klamath  
Recorded 07/29/2003 3:11 P m  
Vol M03 Pg 53785  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

DENNIS L. COLE, TRUSTEE  
24160 CHERRYWOOD LANE  
SPRAGUE RIVER, OR 97639

Escrow No. MT61839-KR

### WARRANTY DEED

LARRY L. CHILDERS, Grantor(s) hereby grant, bargain, sell, warrant and convey to DENNIS L. COLE AND SANDRA L. COLE, TRUSTEES OF THE DENNIS AND SANDRA COLE TRUST DATED JANUARY 8, 2001, 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:

That portion of the W1/2 of the SW1/4 that lies South of Cherrywood Lane, a platted Road of Juniper Acres in Section 35, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Account No.: 3510-035CO-00900-000 Key No.: 273956

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$65,000.00.

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 29<sup>th</sup> day of July 2003.

Larry L. Childers  
LARRY L. CHILDERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 29, 2003 by AMY G. ESLINGER and LARRY L. CHILDERS.



[Signature]  
(Notary Public for Oregon)  
My commission expires 6-19-04

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