

04 JUN 17 11:08

WJC-62772 KR

THIS SPACE RESERVED FOR RECORDER'S USE



Vol M04 Page 39020

After recording return to:  
MIKEL S. COLE & KAREN M. COLE  
1710 FAIRMOUNT STREET  
KLAMATH FALLS OR 97601

State of Oregon, County of Klamath  
Recorded 06/17/2004 11:08 a m  
Vol M04 Pg 39020-21  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
the following address:  
MIKEL S. COLE & KAREN M. COLE  
1710 FAIRMOUNT STREET  
KLAMATH FALLS OR 97601

Escrow No. MT55310-KR  
Title No. \_\_\_\_\_

## WARRANTY DEED

MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART AND KENNETH L. TUTTLE, M.D., P.C., EMPLOYEES PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT,

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

MIKEL S. COLE & KAREN M. 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 9 IN TRACT 1396, THIRD ADDITION TO NORTH RIDGE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

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 \$ 48,000.00 .

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 21<sup>st</sup> day of August, 2002.

MBK, A PARTNERSHIP  
BY: Melvin L. Stewart  
MELVIN L. STEWART, PARTNER

BY: Mary Lou Stewart  
MARY LOU STEWART, PARTNER

THE KENNETH L. TUTTLE, M.D. PC  
EMPLOYEES PENSION AND PROFIT SHARING  
TRUST

BY: Kenneth L. Tuttle m d trustee  
KENNETH L. TUTTLE, M.D., TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 21, 2004 by  
MELVIN L. STEWART & MARY LOU STEWART, PARTNERS OF MBK, A PARTNERSHIP.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



2600

39021

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 21, 2002 by  
KENNETH L. TUTTLE, M.D., TRUSTEE OF THE KENNETH L. TUTTLE, M.D., P.C.,  
EMPLOYEES PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT, AS PARTNER OF  
MBK, A PARTNERSHIP.

Kristil L. Redd

(Notary Public for Oregon)

My commission expires 11/16/2003

