

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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Grantor's Name and Address

Grantee's Name and Address

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

Melinda Gomez  
PO Box 26  
Blg. OR 97622

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

SPACE RESERVED  
FOR  
RECORDER'S USE

**State of Oregon, County of Klamath** xed.  
Recorded 07/06/2004 10:54 A m  
Vol M04 Pg 43933-34  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2 puty.

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that LUTHER R. COLE JR. AND CATHERINE COLE,  
husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LONNIE GOMEZ AND MELINDA  
GOMEZ, husband and wife

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

See attached

(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 \$ 140,000.00. ① 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. ② (The sentence between the symbols ①, 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 on July 6, 2004; 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.

Luther R. Cole Jr.  
Catherine J. Cole

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 7-6-04  
by Luther R. Cole Jr. & Catherine Cole

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Jenny O'Neil  
Notary Public for Oregon  
My commission expires 10/10/07

26CA

ONLY

A piece or parcel of land situated in Klamath County, Oregon, and being portions of Lot 13 of Block 7 of North Bly, the plat whereof is on file in the records of Klamath County, Oregon, and of Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 3 Twp. 37 S.R. 14 E.W.M., and more particularly described as follows: Beginning at a point in the line marking the Northeastly boundary of the said Lot 13 of Block 7 of North Bly, said point being 67.2 feet Northwestly along the said Northeastly boundary of the said Lot 13 of Block 7 of North Bly, from the Northeastly corner of said Lot 13 Block 7 of North Bly, and which said point is the most Northerly corner of the property mortgaged by J.C. Harrison et ux., to The United States National Bank of Portland, said mortgage dated August 25, 1949, and recorded in Mortgage Vol. 128, page 425, records of Klamath County, Oregon; thence Northwestly along the said Northeastly line of said Lot 13 Block 7 of North Bly, 56.6 feet; thence South 340 52' West 143 feet, more or less, to a point in the line marking the Westerly boundary of the tract originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 593, Deed Records of Klamath County, Oregon; thence Southerly 125 feet, more or less, along the Westerly boundaries of the last mentioned tract, and the tract originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 594, Deed Records of Klamath County, and the tract originally conveyed by J. C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 595, Deed Records of Klamath County, to the Southwesterly corner of the last mentioned tract; thence Easterly 105 feet, more or less, along the Southerly boundary of the last mentioned tract to a point; thence Northerly 150 feet, more or less, along the Easterly boundary of the last mentioned tract and the before mentioned tract originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 593, to the Northeastly corner of the last mentioned tract; thence Northeastly in a straight line 70 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever. The

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