

2017-003057

Klamath County, Oregon

Dennis Leroy Cole

Grantor

Dennis Leroy Cole and Nancy Jean Cole, Trustees  
PO Box 65  
Sprague River, OR 97639



00201004201700030570010018

03/23/2017 11:52:30 AM

Fee: \$42.00

Grantee

After recording return to:  
Grantee

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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Dennis Leroy Cole, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis Leroy Cole and Nancy Jean Cole, Trustees of the Cole Family Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**PARCEL #1:**

**Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Section 35: That portion of E 1/2 of SW 1/4 that lays South of Cherrywood Lane, a platted road of Juniper Acres and W 1/2 of SE 1/4 and S 1/2 of SE 1/4 of SE 1/4.**

**PARCEL #2:**

**That portion of the W 1/2 of the SW 1/4 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.**

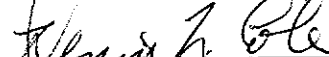
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of 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 estate planning.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

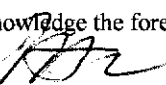
In Witness Whereof, the undersigned grantor, has executed this instrument this 22<sup>nd</sup> day of March, 2015

  
Dennis Leroy Cole

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Dennis Leroy Cole and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:   
Notary Public for Oregon