

AFTER RECORDING RETURN TO:
DEAN M. MARTIN
CRISTINA ARLITA HAGER
5413 Argo Way
Sacramento, CA 95820

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

R. A. COFFMAN and MARY ROBBIE COFFMAN, hereinafter called
GRANTOR(S), convey(s) to DEAN M. MARTIN and CRISTINA ARLITA
HAGER, not as tenants in common but with full rights of
survivorship, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN...

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$31,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of July 1991.

R.A. Coffman
R. A. COFFMAN

Mary Robbie Coffman
MARY ROBBIE COFFMAN

STATE OF OREGON, County of Klamath)ss.

July 16, 1991

Personally appeared the above named R. A. COFFMAN and MARY
ROBBIE COFFMAN and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Charlotte Horez
Notary Public for Oregon
My Commission Expires: 9-20-93

EXHIBIT "A"

The central 40 feet of Lots 532 and 533, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East line of Mitchell Street 40 feet South of the Northwest corner of Lot 533, in Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South along the East line of Mitchell Street 40 feet; thence East at right angles to Mitchell Street 100 feet; thence North parallel with Mitchell Street 40 feet; thence West at right angles to Mitchell Street 100 feet to the place of beginning.

CODE 1 MAP 3809-33AD TL 14200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of July A.D., 19 91 at 10:11 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 14370.

Evelyn Biehn - County Clerk

By *Pauline M. M. M. M.*

FEE \$33.00