



74429

01-13-94A10:41 RCVD

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WARRANTY DEED

01040936

AFTER RECORDING RETURN TO:
AARON POWLESS
2159 WANTLAND
KLAMATH FALLS, OR 97601

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

R. A. COFFMAN, TRUSTEE, R.A. COFFMAN 1991 REVOCABLE TRUST
hereinafter called GRANTOR(S), convey(s) to AARON POWLESS
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

The West 48 feet of Lot 559, Block 120, MILLS ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.
CODE 1 MAP 3809-33AD TAX LOT 18300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, restrictions, reservations, rights, rights of way
and easement 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
\$28,000.00.

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 6TH day of DECEMBER, 1993.

R.A. COFFMAN 1991 REVOCABLE TRUST

R.A. Coffman Trustee
R. A. COFFMAN, TRUSTEE

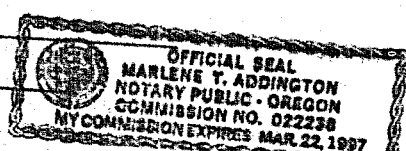
R.A. Coffman
R.A. COFFMAN, INDIVIDUALLY

STATE OF OREGON, County of KLAMATH)ss.

DECEMBER 8, 1993

Personally appeared the above named R. A. COFFMAN, TRUSTEE R.A.
COFFMAN 1991 REVOCABLE TRUST and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for OREGON
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of Jan A.D. 19 94 at 10:41 o'clock A M. and duly recorded in Vol. M94
of Deeds on Page 1343

FEE \$30.00

Evelyn Biehn
By Marlene T. Addington County Clerk