

WARRANTY DEED

01040935  
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:

Lot 16, Block 212, MILLS SECOND ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TAX LOT 12200

"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  
\$32,350.00.

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

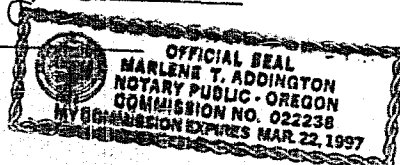
R.A. Coffman  
R.A. COFFMAN, INDIVIDUALLY

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



Aspen Title Co.

WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day  
of Jan A.D., 19 94 at 10:41 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 1346

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelender

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
ORDINANCES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
SIGNER ACKNOWLEDGING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPLICABLE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED ZONES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
CERTAIN DEVELOPMENT PRACTICES AS DEFINED IN ORS 30.390.

THE GRANTEE(S) HAS GRANTED AS THE OWNER OF THE ABOVE DESCRIBED  
PROPERTY, FREE OF ALL ENCUMBRANCES EXCEPT COVENANTS, CONDITIONS,  
EASES, RIGHTS, RESERVATIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY  
AND EASEMENTS OF RECORD, IF ANY, AND APPARENT UPON THE LAND,  
AND HAS WARRANTED AND DEFEND THE SAME AGAINST ALL PERSONS WHO MAY  
CLAIM THE SAME, EXCEPT AS SHOWN ABOVE.

THE GRANTEE(S) HAS GRANTED AND WHERE THE CONTEXT SO REQUIRES, THE  
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GRANTEE(S) HAS GRANTED AND WHERE THE CONTEXT SO REQUIRES, THE

IN WITNESS WHEREOF, THE GRANTEE HAS EXECUTED THIS INSTRUMENT  
ON THE DAY OF DECEMBER, 1993.

R.A. COFFMAN, TRUSTEE INDIVIDUALLY

STATE OF OREGON, County of Klamath: ss.

THE GRANTEE(S) HAS GRANTED AND WHERE THE CONTEXT SO REQUIRES, THE  
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