

WARRANTY DEED

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 3809-3308 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, reservations, 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, INDIVIDUALLY

STATE OF OREGON, County of KLAMATH)ss.

DECEMBER <u>8</u>, 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.

Notary Public for OREGON

My Commission Expires: 3

3-22-97

MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
GOMMISSION NO. 022238
N BOMMISSION NO. 022238
N BOMMISSION EXPIRES MAR 22, 1997

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