



83347

06-27-94A11:19 RCVD

Vol. m94 Page 19862

## WARRANTY DEED

ATE #02041463  
AFTER RECORDING RETURN TO:  
BEVERLY J. COFFMAN  
OPAL A. COLLINS

P.O. Box 472  
Merrill, OR 97633

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

JAMES L. MOORE and CHERYL L. MOORE, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to BEVERLY J. COFFMAN,  
an unmarried woman, and OPAL A. COLLINS, an unmarried woman,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 8, MERRILL, in the County of Klamath, Sate of  
Oregon.

Code 14 Map 4110-2DD Tax Lot 1200.

*OAC*  
"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, 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  
\$44,000.00.

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 23rd day of June 1994.

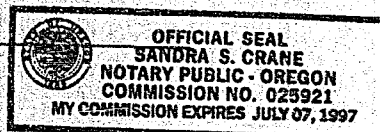
James L. Moore  
JAMES L. MOORE

Cheryl L. Moore  
CHERYL L. MOORE

STATE OF OREGON                    )  
  ) ss.  
County of KLAMATH                )

The foregoing instrument was acknowledged before me this 23rd  
day of June, 1994, by JAMES L. MOORE AND CHERYL L. MOORE.

Before me Sandra S. Crane  
Notary Public for OREGON  
Commission No. 025971  
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day  
of June A.D., 19 94 at 11:19 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 19862

FEE \$30.00

Evelyn Biehn -County Clerk  
By Pauline Muellemore