

90133

10-25-94P03-22 RCVD

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- After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. K-47239  
ESCROW NO. 27-22275  
TAX ACCT. NO. 135703 & M872244  
MAP #

GRANTEE'S NAME AND ADDRESS:

DAVID COFFMAN  
104 BRENTWOOD AVE.  
VENTURA, CA 93003

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

EDWARD LAMPE and LORI LAMPE Grantor,

conveys and warrants to:

DAVID COFFMAN and LINDA COFFMAN, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

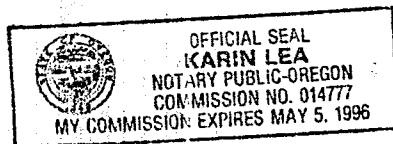
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$23,000.00. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 20TH day of OCTOBER, 1994.

GRANTOR(S):

  
EDWARD LAMPE  
LORI LAMPESTATE OF OREGON, County of DESCUTES ) ss.

This instrument was acknowledged before me on OCTOBER 20, 1994,  
by EDWARD LAMPE and LORI LAMPE

  
Notary Public for OregonMy commission expires: 05/05/96

After Recording Return to:  
Key Title Company  
162 NW Greenwood Ave.  
P.O. Box 6178  
Bend, Oregon 97708

## EXHIBIT "A"

LOT 8 IN BLOCK 1 OF NEW PINE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF NEW PINE ACRES, AS FOLLOWS: "...SAID PLAT BEING SUBJECT TO BUILDING SET-BACK LINES AND EASEMENTS AS SHOWN ON THE ANNEXED PLAT."

2. WE ARE INFORMED THAT A MOBILE HOME IS SITUATED UPON THE HEREIN DESCRIBED LAND. A POLICY OF TITLE INSURANCE DOES NOT INSURE SAID MOBILE HOME OR THE TITLE THERE TO, UNLESS THE MOBILE HOME HAS BEEN DE-TITLED AND IS PERMANENTLY AFFIXED TO THE LAND. IF THIS IS SO AND THE MOBILE HOME IS TO BE INSURED AS PART OF THE REALTY, PLEASE ADVISE US IN WRITING THAT SUCH INSURANCE IS DESIRED WITH PROOF THAT THE MOBILE HOME IS DE-TITLED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 25th day  
of Oct A.D., 19 94 at 3:22 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 33164.

FEE \$35.00

Evelyn Biehn County Clerk  
By Pauline Mullendore