

NA 90813 11-08-94P03:10 RCVD WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Edward C. Dore and Jeanne M. Dore, trustees of The Dore Family Trust, dated April 22, 1991, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kevin Coughran and Michele Coughran, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 45 in Block 10 of Klamath Falls Forest Estates Highway 66, Unit Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT Subject to reservations and restrictions of record and rights of way and easements of record and those apparent upon the land.

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,280.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of July, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of VENTURA ss. JULY 12, 1994.
This instrument was acknowledged before me on

by EDWARD C. DORE & JEANNE M. DORE
as TRUSTEES FAMILY TRUST, DTA APRIL 22, 1991



My commission expires

Notary Public for Oregon CA

EDWARD DORE & JEANNE DORE
8315 JAMESTOWN LANE
OXFORD CA 93050
Grantor's Name and Address
KEVIN COUGHRAN & MICHELE COUGHRAN
111 SNYDER AVE
AROMAS CA 95004
Grantee's Name and Address
After recording return to (Name, Address, Zip):
KEVIN & MICHELE COUGHRAN
111 SNYDER AVE
AROMAS CA 95004
Until requested otherwise send all tax statements to (Name, Address, Zip):
KEVIN & MICHELE COUGHRAN
111 SNYDER AVE
AROMAS CA 95004

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of Nov, 1994, at 3:10 o'clock P.M., and recorded in book/reel/volume No. M94 on page 34538 and/or as fee/file/instrument/microfilm/reception No. 99813. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Dorene Mullins, Deputy.

Fee \$30.00