



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042793

AFTER RECORDING RETURN TO:

R. A. COFFMAN

4436 Onyx  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEDON D. SUTPHIN and GLORIA J. SUTPHIN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to R. A. COFFMAN,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:The E 1/2 of Tract 7, Block 5, FIRST ADDITION TO ALTAMONT ACRES,  
in the County of Klamath, State of Oregon. EXCEPTING THEREFROM  
the Northerly 5 feet thereof for the widening of Maryland  
Avenue.

Code 41, Map 3909-3CD, Tax Lot 7300

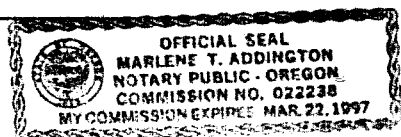
RAC. "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING 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, contracts and/or  
liens for irrigation and/or drainage,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  
\$22,800.00.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 2nd day of February, 1995.

DON D. SUTPHIN

GLORIA J. SUTPHIN

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 3rd  
day of February, 1995, by DON D. SUTPHIN and GLORIA J. SUTPHIN.Before me:   
Notary Public for Oregon  
My Commission Expires: March 22, 1997

SECRET TRANSMISSION

10-10-68

:07 4907 19 3012

Filed for record at request of Aspen Title Co the 3rd day  
of Feb A.D., 19 95 at 11:21 o'clock AM. and duly recorded in Vol. M95  
of Deeds on Page 2544  
Bernetha G. Letsch County Clerk  
By Quentin M. Lindere  
FEE \$35.00

...first addition to allmont acres.  
...excepting therefor  
...for the widening of Maryland

0085 101 x61 .008-808: 101 . 101 . 101 .

THE BUYER SHALL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT FOR ANY PURPOSE THAT VIOLATES OR APPLICABLE LAW OR USE LAWS AND ORDINANCES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE BUYER SHALL CHECK WITH THE COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE PROPERTY IS NOT SUBJECT TO ANY LIMITS OF LAW SUITS AGAINST THE BUYER'S PRACTICES AS DEFINED IN ORS. 30.390.

[illegible]

...the above, except as shown above.

is regretted that no consideration has been given to

the context so requires, the plural:

1. The grantor has executed this instrument

MINSTON, L. ALDO

1. The Government was acknowledged before me this 21st day of August, 1957, by DON G. SURPIN and GEORGE J. SURPIN.

JAMES HAMILTON  
HARRISON & BOWMAN  
MORRIS - JONES  
CASSIDY & MONTGOMERY