02-03-95A11:21 RCVD

Vol.m95 Page 2544

Laker

OFFICIAL SEAL MARLENE T. ADDINGTON NOTARY PUBLIC - OREGON COMMISSION EXPIRE MY COMMISSION EXPIRE MAR 22, 1997

SHIPHIN



94435

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042793

AFTER RECORDING RETURN TO: R. A. COFFMAN <u>4436 Onyx</u> <u>Klamath Falls</u> OR 97603

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

DON 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 ALTANONT 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.

ini.

"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.

)ss.

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.

in SUTPHIN DON D.

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this 3rd day of February 1995, by DON D. SUTPHIN and GLORIA J. SUTPHIN.

GLORIA

1.

Alington Before me: Warlenet My Commission Expires: March 22, 1997

WARRANTY DEED

SS.

OT NAUTIN BULL .

STATE OF OREGON: COUNTY OF KLAMATH:

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