

## UTC 362668W WARRANTY DEED

CHARLOTTE J. KOEHLER,

Grantor(s) hereby grant, bargain, sell and convey to RALPH E. STAFFORD AND BARBARA ANN STAFFORD, TRUSTEES OF THE RALPH E. STAFFORD AND BARBARA ANN STAFFORD REVOCABLE TRUST OF 1992,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 30 in Block 20 of TRACT 1113, OREGON SHORES-UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is \$ 8,500.00.

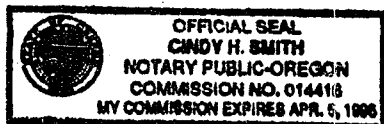
Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 1424, ATASCADERO, CA 93423

Dated this 22nd day of September, 1995.

Charlotte J. Koehler  
CHARLOTTE J. KOEHLER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 22 19 95  
COUNTY OF Jackson  
Personally appeared the above named Charlotte J. Koehler  
and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Cindy H. Smith  
Notary Public for Oregon  
My commission expires 4-5-96

Return to:

STAFFORD FAMILY REVOCABLE TRUST OF 1992  
PO BOX 1424  
ATASCADERO, CA 93423

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day  
of October A.D., 19 95 at 3:56 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 26656

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller

10-02-95P03:56 RCVD