



WARRANTY DEED

#1044129 AFTER RECORDING RETURN TO:

KRISTINA D. COFFMAN 2020 ARTHUR STREET KLAMATH FALLS, OR 97603

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

R.A. COFFMAN, INDIVIDUALLY AND AS TRUSTEE OF THE R.A. COFFMAN LIVING TRUST, hereinafter called GRANTOR(S), convey(s) to KRISTINA D. COFFMAN, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The South one-half of Lot B of the Subdivision of Tract No. 24 of The Enterprise Tracts, in the County of Klamath, State of Oregon.

Code 41 Map 3909-3BD TL 2200

"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, 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 \$30,600.35.

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 22nd day of December, 1995.

R.A. COFFMAN LIVING TRUST

BY: RA. Co COFFMAN, TRUSTEE R.A.

INDIVIDUALLY

STATE OF OREGON

)ss.

County of Klamath

The foregoing instrument was acknowledged before me this day of December, 1995, by R.A. COFFMAN, INDIVIDUALLY AND AS TRUSTEE OF THE P.A. COFFMAN LIVING TRUST.

Before me: Warlene Notary Public for Orego Oregon My Commission Expires:

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPIRES MAR. 22, 1997

95 (C. 2) P3:48 Val. WS. Page ____

STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of Aspen Title & Escrow the 29th 29th								
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