

95 DEC 29 P3:48

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## 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

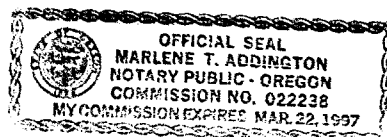
BY: R.A. Coffman  
R.A. COFFMAN, TRUSTEE

R.A. Coffman  
R.A. COFFMAN, INDIVIDUALLY

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 28th  
day of December, 1995, by R.A. COFFMAN, INDIVIDUALLY AND AS  
TRUSTEE OF THE R.A. COFFMAN LIVING TRUST.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day  
of Dec. A.D., 19 95 at 3:48 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 35648  
FEE \$35.00 By Bernetha G. Lisch, County Clerk  
Spitta Riley

THE STATE OF OREGON, County of Klamath, ss. I, Bernetha G. Lisch, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, Oregon.

WITNESS my hand and the seal of the County of Klamath, Oregon, this 29th day of December, 1995.

Bernetha G. Lisch, County Clerk

Spitta Riley