



13031

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K-48448

STATUTORY WARRANTY DEED

SUZZANNE MARIE WARREN

conveys and warrants to DAVID W. COFFMAN AND LINDA M. COFFMAN, husband and wife, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

Lot Nine (9) in Block One (1) of New Pine Acres, Klamath County, Oregon.

TAX ACCT. NO. 2310-16A-2000

This property is free of liens and encumbrances, EXCEPT: 1995-96 taxes due and payable which the herein grantees assume and agree to pay, covenants, conditions, restrictions and easements of record.

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 consideration for this conveyance is \$ 22,000.00 (Here comply with the requirements of ORS 93.030)Dated this 2 day of Feb. 19 96.

Suzanne Marie Warren
SUZZANNE MARIE WARREN

STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 2 day of February, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Suzanne Marie Warren

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Shirley Nelson
Notary Public for Oregon.
My Commission expires 9-10-98

Title Order No. 135727
Escrow No. 9540195

After recording return to:

DAVID COFFMANP. O. BOX 1938LA PINE, CA 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DAVID COFFMANP. O. BOX 1938LA PINE, CA 97739

Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title

on this 6th day of Feb A.D. 19 96
at 1:46 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 3531

Bernetha G. Letsch County Clerk

By Suzanne Freitag Deputy.

Fee. \$30.00