

'96 MAR 25 AM 1:10



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

ASPEN TITLE ESCROW NO. 03044423

## AFTER RECORDING RETURN TO:

NORMAN L. COLEMAN  
LAURYN K. COLEMAN  
1428 TAMERA DRIVE  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Filed for record at request of:

Aspen Title  
on this 25th day of Mar. A.D., 19 96  
at 11:10 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 8058  
Bernetha G. Letsch, County Clerk  
By [Signature] Deputy.  
Fee, \$30.00

EDWIN A. CAREY and BETTE JO CAREY, hereinafter called  
GRANTOR(S), convey(s) to NORMAN L. COLEMAN and LAURYN K.  
COLEMAN, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 5, Block 7, Tract 1003, THIRD ADDITION TO MOYINA, in the  
County of Klamath, State of Oregon.

Code 141 Map 3809-36CD TL 700

"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  
\$102,000.00.

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 20th day of March, 1996.

[Signature] EDWIN A. CAREY  
[Signature] BETTE JO CAREY

STATE OF OREGON, County of Klamath)ss.

On March 20, 1996, personally appeared the above named EDWIN A.  
CAREY and BETTE JO CAREY and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

