

'96 MAR 25 AM 10



WARRANTY DEED

STATE OF OREGON, ss.
County of Klamath

ASPEN TITLE ESCROW NO. 03044423

Filed for record at request of:

AFTER RECORDING RETURN TO:
NORMAN L. COLEMAN
LAURYN K. COLEMAN
1428 TAMERA DRIVE
KLAMATH FALLS, OR 97603

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

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

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

