

17600

96 MAY -7 P341

WARRANTY DEED Vol. M96 Page 13067

MTC 37614DS

ROBERT A. COFFMAN, ALSO KNOWN AS ROBERT COFFMAN,
Grantor(s) hereby grant, bargain, sell and convey to:
CHARLES E. KIMPEL and VALARIE J. KIMPEL, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

Parcel 1 - Lot 8 of Block 36 in BUENA VISTA ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Parcel 2 - Lot 9 of Block 36 in BUENA VISTA ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

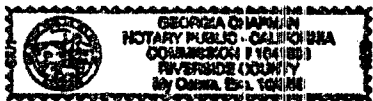
Dated this 6th day of May, 1996.

Robert A. Coffman
ROBERT A. COFFMAN

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss. May 6 19 96
COUNTY OF RIVERSIDE
Personally appeared the above named Robert A. Coffman

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Georgia Chapman
Notary Public for California
My commission expires 1/1/98

ESCROW NO. MT37614-DS

Return to:
CHARLES E. KIMPEL

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 7th day of May A.D., 19 96
at 3:41 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 13067.
Bernetha G Letsch, County Clerk
By Cherry L. Russell

Deputy.

Fee, \$30.00