

20428

Vol. M96 Page 18922STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW IO. 0504423

AFTER RECORDING RETURN TO:
DAVID R. COBURN
631 COMMERCIAL STREET
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 25th day of June A.D., 19 96
at 1:51 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 18922
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVEBETTY J. HENDERSON, hereinafter called GRANTOR(S), convey(s)
to DAVID R. COBURN, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:The Northerly 47 feet of Lots 19A, 19B, and 19C, Block 5,
RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

CODE 1 MAP 3809-33BC TAX LOT 4200

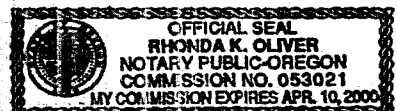
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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, contracts and/or
liens for irrigation and/or drainage,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
\$10,500.00.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 25TH day of June 1996.

Betty J. Henderson
BETTY J. HENDERSON

STATE OF OREGON, County of (lamath) ss

On June 25, 1996, personally appeared before me, BETTY J.
HENDERSON, to be the signer of the above document, and he/she
acknowledged that he/she signed it.

[Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000



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