

23287

MTC 38978DS

WARRANTY DEED Vol. M96 Page 25249

STEPHEN R. COE and SHERYL M. COE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
SAMUEL D. PORTER and JULIE A. GILMAN, 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:

Lot 1, Block 2, QUAIL RIDGE SUBDIVISION, 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 \$ 372,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1701 QUAIL RIDGE ROAD, KLAMATH FALLS, OR 97601

Dated this 14th day of August, 1996.

Stephen R. Coe  
STEPHEN R. COE

Sheryl M. Coe  
SHERYL M. COE

# NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. August 14th 19 96  
COUNTY OF KLAMATH  
Personally appeared the above named STEPHEN R. COE AND  
SHERYL M. COE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38978-DS

Return to:  
SAMUEL D. PORTER  
1701 QUAIL RIDGE ROAD  
KLAMATH FALLS, OR 97601

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 15th day of August A.D. 19 96  
at 3:35 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 25249  
Bernetha G Letsch, County Clerk,  
By [Signature] Deputy.

Fee, \$30.00