

47479

MTC 42645-KR
WARRANTY DEEDVol. M97 Page 34952

ROBERT H. ANDERSON & BETH ANDERSON, TRUSTEES OF THE ROBERT H. AND BETH ANDERSON LIVING TRUST 1995,

Grantor(s) hereby grant, bargain, sell and convey to:

KENNETH R. COFFMAN and JUDY A. COFFMAN, 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 8 in Block 9, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 14 feet thereof.

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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1824 Ginger Lane, Klamath Falls, OR 97601

Dated this 23rd day of October, 1997.

ROBERT H. ANDERSON & BETH ANDERSON TRUST

BY: Robert H. Anderson TRUSTEE
ROBERT H. ANDERSON

BY: Beth Anderson TRUSTEE
BETH ANDERSON

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on October 23, 1997

by ROBERT H. ANDERSON & BETH ANDERSON

as TRUSTEES

of THE ROBERT H. ANDERSON & BETH ANDERSON LIVING TRUST 1995

Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT42645-KR

Return to:

KENNETH R. COFFMAN

1824 Ginger Lane

Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 23rd day of October A.D., 1997
at 3:23 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 34952

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fec, \$30.00 Deputy.