

THOMAS W. COFFEY
P.O. BOX 428
STAYTON, OR 97383

Grantor's Name and Address
MARK V. BLACKMORE
P.O. BOX 569
OAKRIDGE, OR 97453

Grantee's Name and Address
After recording return to:
EVERGREEN LAND TITLE CO.
P.O. BOX 931
SPRINGFIELD, OR 97477

Until a change is requested, all tax statements shall be sent to the following address.
SAME AS GRANTEE

TITLE NO. 47263
ESCROW NO. SP98-E2642
TAX ACCT. NO. 2507-36CO-3500 39283
MAP NO. 164627 C63001

98 FEB 20 AM 12:25

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STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 20th day of February A.D., 1998
at 11:25 o'clock A. M. and duly recorded
in Vol. 1998 of Deeds Page 5451

Bernetha G. Letsch, County Clerk

Fee, \$30.00

By Kathleen Ross

Deputy

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

MB.
VP KNOW ALL MEN BY THESE PRESENTS, That THOMAS W. COFFEY and ROSALIE A. COFFEY, husband and wife hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARK V. BLACKMORE and KENA BLACKMORE, husband and wife hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

LOT 1, BLOCK 4, TRACT NO. 1042, TWO RIVERS NORTH, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 252 MAP 2507 36CO TL 3500

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except NONE

Subject to any and all easements, restrictions and covenants of record

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.
*However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). * (The sentence between the symbols *, if not applicable should be deleted. See ORS 93.030.)

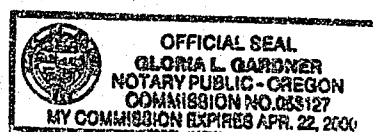
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of February 19 98; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Thomas W. Coffey
THOMAS W. COFFEY

Rosalie A. Coffey
ROSALIE A. COFFEY



STATE OF OREGON, COUNTY OF Lane ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb. 17th, 19 98, BY THOMAS W. COFFEY and ROSALIE A. COFFEY, husband and wife

Gloria L. Gardner
Notary Public for Oregon
My commission expires: 4-22-00