

56910

After recording return to: '98 APR 23 P2:56
JAMES R. SEIBER
39991 MOUNTAIN HOME DRIVE
SWEET HOME, OR 97386

Vol. 1192 Page 13505
TITLE ORDER NO: K-51991
KEY ESCROW NO: 34-1415

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DONALD RAY COFFMAN and GLORIA RAE COFFMAN, husband and wife Grantor,
conveys and warrants to:

JAMES R. SEIBER and MARIE A. SEIBER, husband and wife, Grantee,
the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 2309-1300-1110 Map No: 126875
Tax Account No: M-186501 Map No: M809003

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 consideration for this conveyance is \$55,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 21st day of April, 1998.

GRANTOR(S):

Donald Ray Coffman
DONALD RAY COFFMAN

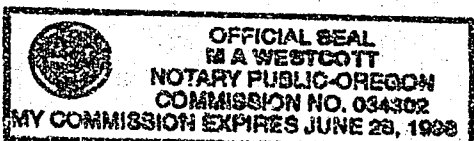
Gloria Rae Coffman
GLORIA RAE COFFMAN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on April 21st, 1998,
by DONALD RAY COFFMAN and GLORIA RAE COFFMAN

M. W. H. H. H.
Notary Public for Oregon

My commission expires: 06-28-98



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N1/2E1/2SE1/4NW1/4 of Section 13 Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
3. Reservations and restrictions U.S. Patent, recorded March 26th 1920, in Volume 52 page 265, Deed records of Klamath County, Oregon.
4. Easement, recorded November 14th 1980, in Volume M80 page 22285, Deed records of Klamath County, Oregon.
5. Agreement for Electric Service, recorded July 14th 1983, in Volume M83 page 11211, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 23rd day
of April A.D., 19 98 at 2:56 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 13505.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rosa