

WARRANTY DEED

ASPEN TITLE ESCROW NO.: 00040050

AFTER RECORDING RETURN TO:
MR. & MRS. COLEMAN

PO Box 1614
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STEVEN R. ROUBOUGH and MARCIA L. ROUBOUGH, hereinafter called
GRANTOR(S), convey to CHRISTOPHER M. COLEMAN
and JUDITH A. COLEMAN, Husband and Wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

LOT 27, GRACE PARK, in the County of Klamath, State of Oregon.

TOWN 41S, RANG 2000, L36E, TAY LOT 1400

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 THE 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
SUCH SIGNING OR PRACTICES AS DEFINED IN ORS 30.300"

AND THE GRANTOR(S) warrant to the owner of the above described
property, free of all encumbrances except covenants, conditions,
and restrictions, rights, rights of way and easements
of record, if any, and apparent upon the land,
and will defend and defend the same against all persons who may
lawfully claim the same, except as above above.

The cash and actual consideration for this transfer is
\$22,000.00.

In executing this deed and all in the context so required, the
GRANTOR(S) are fully advised.

IN WITNESS WHEREOF, the Grantor(s) executed this instrument
this 21st day of July, 2002.

Steven R. Roubough
STEVEN R. ROUBOUGH

Marcia L. Roubough
MARCIA L. ROUBOUGH

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I, JUDITH A. COLEMAN, County Clerk, do hereby certify the above named Steven R.
Roubough and Marcia L. Roubough and acknowledged the
execution of this deed to be their voluntary act and deed.

Trisha L. Powell
10/14/2002



State of Oregon, County of Klamath
Recorded 5/24/99, at 3:38 p.m.
In Vol. M99 Page 20640
Linda Smith, County Clerk
Fee \$ 30-

Linda Smith