

1999 DEC -8 PM 3:38

MTC 49754
WARRANTY DEED

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1999 DEC 15 AM 11:43

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RUSSELL MAILLOUX and LARRY W. CALDWELL, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DANIEL E. COEN and DIANNE M. COEN, husband and wife, 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:

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

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.

* re-recorded to correct legal description

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 38,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 610 UPHAM, KLAMATH FALLS, OR 97601

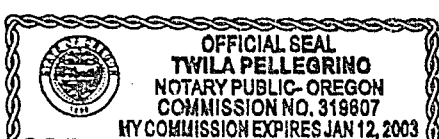
Dated this 23rd day of November, 1999.

Russell Mailloux
RUSSELL MAILLOUX

Larry W. Caldwell
LARRY W. CALDWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 23, 1999 by RUSSELL MAILLOUX AND LARRY W. CALDWELL.



Twila Pellegrino
(Notary Public for Oregon)

My commission expires 1-12-2003

ESCROW NO. AP0737236

Return to:
DANIEL E. COEN
610 UPHAM
KLAMATH FALLS, OR 97601

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southerly line of Upham Street at the Northwest corner of Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence along the line between said Lot 1 and Lot 2, a distance of 89.35 feet to an iron pin; thence in a Northerly direction a distance of 56.4 feet more or less to an iron pin on the Southerly line of Upham Street, said iron pin lying 69.5 feet Easterly along the Southerly line of Upham Street from the place of beginning; thence Westerly along the Southerly line of Upham Street a distance of 69.5 feet to the place of beginning.

State of Oregon, County of Klamath
Recorded 12/08/99, at 3:38 p.m.
In Vol. M99 Page 48422
Linda Smith,
County Clerk Fee \$ 35⁰⁰

State of Oregon, County of Klamath
Recorded 12/15/99, at 11:43 a.m.
In Vol. M99 Page 49270
Linda Smith,
County Clerk Fee \$ 10⁰⁰
RR