

01 JUN 29 PM 3:05



After recording return to:
Steven Bacigalupo
5710 Alva Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Steven Bacigalupo
5710 Alva Avenue
Klamath Falls, OR 97603

Escrow No. K57012S
Title No. K57012-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 06/29/01, at 3:05 P.m.
In Vol. M01 Page 31713
Linda Smith,
County Clerk Fee\$ 21-

STATUTORY WARRANTY DEED

Michael R. Coggin and Ruth E. Coggin, as tenants by the entirety; Grantor, conveys and warrants to Steven Bacigalupo and Jennifer Bacigalupo, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 in Block 1 of Casa Manana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$109,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of June, 2001.

Michael R. Coggin
Michael R. Coggin

Ruth E. Coggin
Ruth E. Coggin

STATE OF OREGON
County of KLAMATH } ss.

This instrument was acknowledged before me on this 27th day of June, 2001
by Michael R. Coggin and Ruth E. Coggin

Nancy C. Roper Burke County
Nancy C. Roper N.C.
Notary Public for Oregon



My commission expires: March 18, 2004

K21-