

'01 JUL 5 PM2:54

Vol. M01 Page 32671

WARRANTY DEED
(INDIVIDUAL)

I SERVE INC., herein called grantor, convey(s) to STEPHEN R. COE and SHERYL M. COE, HUSBAND AND WIFE, an estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots Nine through Fifteen (9-15), Block 6, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$250,000.00.
(here comply with the requirements of ORS 93.930)

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.

Dated May 11, 2001.

I SERVE INC.

By: Elizabeth M. Igl President

STATE OF OREGON, County of LANE) ss.

On 7/2/01, 2001 personally appeared the above named Elizabeth Igl, President of I Serve, Inc. acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My commission expires: 2-10-2002

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00053201



State of Oregon, County of Klamath
Recorded 07/05/01 at 2:54 p.m.
In Vol. M01 Page 32671
Linda Smith,
County Clerk