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MT54652-PS
WARRANTY DEED

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ROBERT H. ANDERSON AND BETH ANDERSON, TRUSTEES OF THE ROBERT H. ANDERSON AND BETH ANDERSON LIVING TRUST 1995,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT A. COFFMAN and CORNELEA COFFMAN, 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:

Lot 3 in Block 18 of RIVERSIDE 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.

KEY #610841

MAP #3809-032CB-03800

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.

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 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 210 N. ROGERS, KLAMATH FALLS, OR 97601

Dated this 20 day of July, 2001

ROBERT H ANDERSON AND BETH ANDERSON
LIVING TRUST 1995

BY: Robert H. Anderson
ROBERT H. ANDERSON, TRUSTEE

BY: Beth Anderson
BETH ANDERSON, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 2001 by
ROBERT H. ANDERSON AND BETH ANDERSON, TRUSTEES OF THE ROBERT H. ANDERSON AND BETH ANDERSON LIVING TRUST 1995.

[Signature]
(Notary Public for Oregon)
My commission expires _____

ESCROW NO. MT54652-PS

Return to:
ROBERT A. COFFMAN
210 N. ROGERS
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 07/24/01 at 11:01 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00