

02 JAN 4 AM 8:49

WARRANTY DEED

R. CURTIS COFFMAN and LAVERNE K. COFFMAN, husband and wife, hereinafter called Grantors, convey and warrant to COFFCO II LIMITED PARTNERSHIP, Grantee, the following described real property situated in Klamath County, State of Oregon:

For description see Exhibit "A" attached hereto and by reference made a part hereof.

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

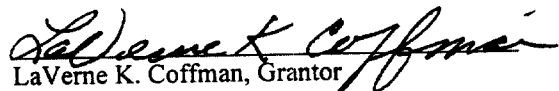
The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

"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."

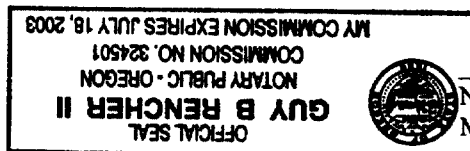
IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 25 day of October, 2001.

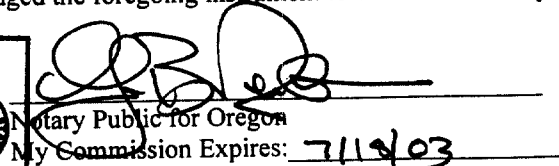
  
R. Curtis Coffman, Grantor

  
LaVerne K. Coffman, Grantor

STATE OF OREGON     )  
                                  ) ss  
County of Benton     )

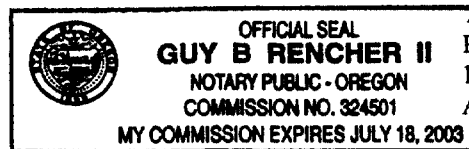
Personally appeared before me this 25 day of October, 2001, the above-named and identified R. CURTIS COFFMAN and LAVERNE K. COFFMAN, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My Commission Expires: 7/18/03

Until a change is requested,  
send tax statements to:

Coffco II Limited Partnership  
1976 Paddington Pl. NW  
Albany, OR 97330



After recording, return to:  
R. Curtis Coffman  
1976 Paddington Pl. NW  
Albany, OR 97330

State of Oregon, County of Klamath  
Recorded 01/04/2002 8:49a m.  
Vol M02, Pg 496-98  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Warranty Deed

ORF07017012JKL

Exhibit "A"

LOT 399 OF RUNNING Y RESORT, PHASE 6, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH:

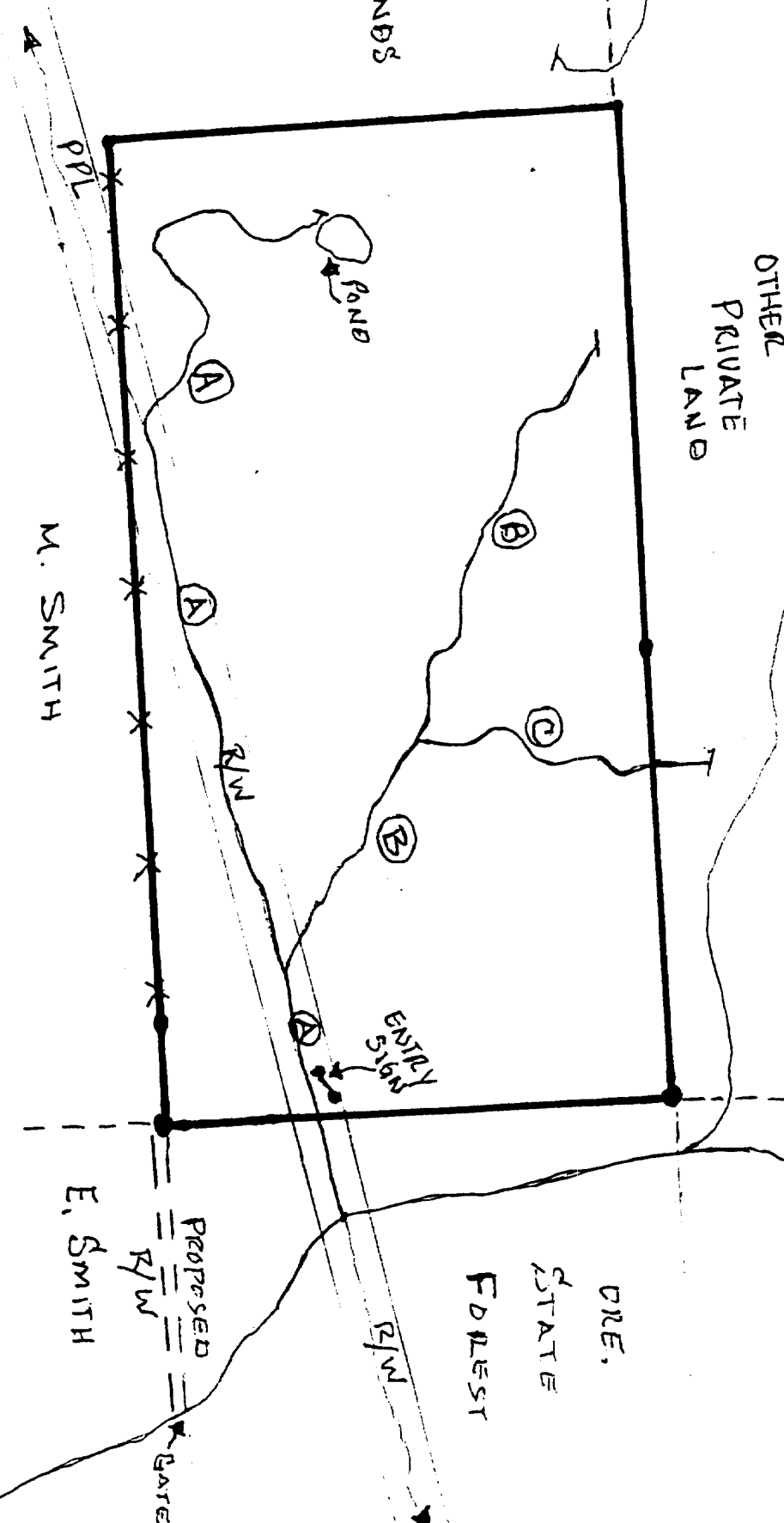
Lot 130, RUNNING Y RESORT, PHASE 2, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

US  
TIMBERLANDS

OTHER  
PRIVATE  
LAND

ORE.  
STATE  
FOREST

US  
TIMBERLANDS



**R TREE FARM**

Oct. 2001 ~ SCALE: 6" = 1/2 MILE.  
Roads Approximate.

