

02 JAN 11 PM 3:30



After recording return to:

Brian Coleman  
10771 Preddy Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Brian Coleman  
10771 Preddy Avenue  
Klamath Falls, OR 97603

Escrow No. K57935S

Title No. K57935-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 2058

State of Oregon, County of Klamath  
Recorded 01/11/2002 2:30 p m.  
Vol M02, Pg 2058  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Susan L. Hansen, Grantor, conveys and warrants to Brian Coleman and Tawn Coleman, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Falcon Heights Condominium Unit Number 10771, Stage 1, Falcon Heights Condominium, according to the official plat thereof on file in the office of the County Clerk, 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 \$66,700.00 (Here comply with the requirements of ORS 93.030)

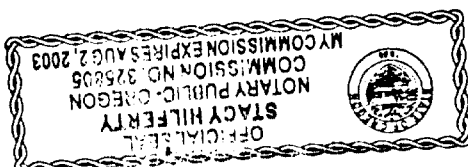
Dated this 10 day of January, 2002

Susan L. Hansen  
Susan L. Hansen

STATE OF OREGON  
County of Klamath } ss.

This instrument was acknowledged before me on this 10 day of January, 2002  
by Susan L. Hansen

[Signature]  
Notary Public for Oregon  
My commission expires: 02-03



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