

MT 57204-TM

After recording return to:

JUSTIN COULTER2018 ELDORADO BLVD.KLAMATH FALLS, OR 97601

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

JUSTIN COULTER2018 ELDORADO BLVD.KLAMATH FALLS, OR 97601Escrow No. MT57204-TM

Title No. _____

Vol M02 Page 37268

State of Oregon, County of Klamath

Recorded 06/28/2002 10:49 a m.Vol M02, Pg 37268-69

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

'02 JUN 28 AM 10:49

WARRANTY DEED**WILLIAM F. CHAMBERLAIN,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JUSTIN COULTER and JENNIFER COULTER, husband and wifeGrantee(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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY#172477 3809-020DC-00500

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.

The true and actual consideration for this conveyance is \$ **139,000.00.**

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.

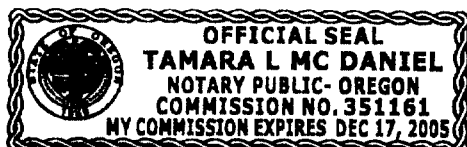
Dated this 27 day of June 2002.

WILLIAM F. CHAMBERLAIN

BY: Unsun Chamberlain Attorney in fact
UNSUB CHAMBERLAIN, ATTORNEY IN FACT

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on June 27, 2002 by UNSUN CHAMBERLAIN AS ATTORNEY IN FACT FOR WILLIAM F. CHAMBERLAIN.



Tamara L. McDaniel
 (Notary Public for Oregon)
 My commission expires 12/17/05

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 in Block 4 of ELDORADO and a portion of Lot 11, Block 4 of ELDORADO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 11; thence North 51 degrees 43' 30" West along the Southwesterly line of said Lot a distance of 43.53 feet to a point; thence North 38 degrees 16' 30" East at right angles to said Southwesterly line, to a point on the Southwesterly line of said Lot 7; thence South 31 degrees 46' 30" East along the Southwesterly line of Lot 7 to the most Southerly corner of said Lot; thence South 58 degrees 13' 30" West along the Southeasterly line of Lot 11 a distance of 28.73 feet to the point of beginning.