



After recording return to:

ED DU SABLON

5704 UPLAND DR.

KLAMATH FALLS, OR 97603

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

ED DU SABLON

5704 UPLAND DR.

KLAMATH FALLS, OR 97603

Escrow No. MT59423-LW

Title No.

Vol M02 Page 72987

State of Oregon, County of Klamath

Recorded 12/16/2002 11:02 a.m.

Vol M02, Pg 72987

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

DOUGLAS H. COFFEE and TASSANYA COFFEE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ED DU SABLON AND CAROLE A. DU SABLON, AS TENANTS BY THE ENTIRETY

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 14 in Block 6 of TRACT 1016, GREENACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3809-0010CO-05400-000

493068

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 \$ 20,000.00.

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 16 day of December 2002.

DOUGLAS H. COFFEE

TASSANYA COFFEE

State of Oregon  
County of Klamath

This instrument was acknowledged before me on December 16, 2002 by DOUGLAS H. COFFEE AND TASSANYA.

(Notary Public)

My commission expires 11/20/2003

