

NS

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DAVID & LINDA COFFMAN

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

Grantor's Name and Address  
DAVID ERICKSON & CHERYL VAN ~~TUINEN~~  
150159 KURTZ ROAD  
LA PINE OR 97739

Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 03/14/2003 1:04 p.m.  
Vol M03 Pg 15516  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
SAME AS ABOVE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID W. COFFMAN AND LINDA M. COFFMAN,  
HUSBAND AND WIFE  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DAVID C. ERICKSON AND  
CHERYL VAN ~~TUINEN~~ TUINEN  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 9, BLOCK 1, NEW PINE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

\_\_\_\_\_, and that  
grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 25000.00. <sup>Ⓞ</sup> However, the  
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
which) consideration. <sup>Ⓞ</sup> (The sentence between the symbols <sup>Ⓞ</sup>, if not applicable, should be deleted. See ORS 93.030.)

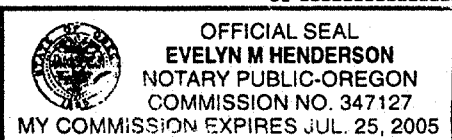
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 5 day of MARCH 2003, 19\_\_\_\_; if grantor  
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do  
so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

x David W. Coffman  
Linda M. Coffman

STATE OF OREGON, County of DESCHUTES ) ss.  
This instrument was acknowledged before me on MARCH 5, 2003, 19\_\_\_\_,  
by DAVID W. COFFMAN AND LINDA M. COFFMAN  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Evelyn M. Henderson  
Notary Public for Oregon  
My commission expires 7-25-05