



MTK- 61252-KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JERRY A. MADDOX

1420 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

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

JERRY A. MADDOX

1420 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 08/14/2003 11:28 A.m  
Vol M03 Pg 59140  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Escrow No. MT61252-KR

## WARRANTY DEED

KENNETH R. COFFMAN and JUDY A. COFFMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JERRY A. MADDOX and RAMONA F. MADDOX, 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 8 in Block 9, ORIGINAL TOWN OF LINKVILLE, now city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 14 feet thereof. TOGETHER WITH an appurtenant easement dated July 15, 1949, recorded January 20, 1959 in Volume 309, page 9 in Deed Records of Klamath County, Oregon, "reserving however the perpetual right and easement appurtenant to said Lot 8 for the use as a driveway along said adjoining Lot1".

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$124,950.00.

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 13<sup>th</sup> day of August, 2003

KENNETH R. COFFMAN

JUDY A. COFFMAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug. 13, 2003 by KENNETH R. COFFMAN and JUDY COFFMAN.



(Notary Public for Oregon)

My commission expires 11/16/2003