



WJT - 61573 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TREAVOR G. COATS

5576 AMERICAN AVENUE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 09/24/03 3:19 P mVol M03 Pg 71298

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

TREAVOR G. COATS

5576 AMERICAN AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT61573-MS

WARRANTY DEED

ALFRED L. EDGAR AND JUDY A. EDGAR, DOING BUSINESS AS ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME, Grantor(s) hereby grant, bargain, sell, warrant and convey to TREAVOR G. COATS, 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 2 of Tract 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

574952

3909-014DA-01900

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 \$137,960.00.

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 24th day of Sep, 2003

ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME

BY: Alfred L. Edgar
ALFRED L. EDGAR, AUTHORIZED SIGNER

BY: Judy A. Edgar
JUDY A. EDGAR, AUTHORIZED SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/24/03 by ALFRED L. EDGAR AND JUDY A. EDGAR.



(Notary Public for Oregon)

My commission expires 12/20/06

21.00