

04 APR 23 PM 2:38

Vol M04 Page 24482

After Recording Return to:

STEPHEN R. COE

SHERYL M. COE

1420 Wade Circle  
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

STEPHEN R. COE

SHERYL M. COE

Same As Above

State of Oregon, County of Klamath

Recorded 04/23/2004 2:38 p m

Vol M04 Pg 24482

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

Aspen 58803AF  
**WARRANTY DEED**  
(INDIVIDUAL)

DUSTIN DEMETRAKOS and CARRIE A. DEMETRAKOS, herein called grantor, convey(s) to STEPHEN R. COE and SHERYL M. COE, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 78 feet of Lot 6, Block 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$82,000.00.  
(here comply with the requirements of ORS 93.930)

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 4-22-04

Dustin Demetrakos  
DUSTIN DEMETRAKOS

Carrie A. Demetrakos  
CARRIE A. DEMETRAKOS

STATE OF OREGON, County of Klamath) ss.

On April 22, 2004 personally appeared the above named DUSTIN DEMETRAKOS and CARRIE A. DEMETRAKOS and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058803

Before me, Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



21.09