

04 MAY 26 PM 3:14

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After Recording Return to:

KENNETH D. COOMBE and DEBORAH D. COOMBE

7065 Old Midland Road
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH D. COOMBE and DEBORAH D. COOMBE

Same as above

State of Oregon, County of Klamath

Recorded 05/26/2004 3:14 p m

Vol M04 Pg 33839

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen 590294A
WARRANTY DEED
(INDIVIDUAL)

LAURA MAE GASTON and MICHELE ANN JORDAN, herein called grantor, convey(s) to KENNETH D. COOMBE and DEBORAH D. COOMBE, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of the SE 1/4 SE 1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

STARTING at the Southeast corner of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, Oregon, thence North 0° 14' East 33.5 feet, thence North 89° 52' West 994.5 feet to the True beginning point; thence North 89° 52' West 146.0 feet; thence North 0° 14' East 574.7 feet; thence South 89° 57' East 146.0 feet; thence South 0° 14' West 574.0 feet to the point of beginning.

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 \$155,450.00.
(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. *KD DC*

Dated May 26, 2004

Laura Mae Gaston
LAURA MAE GASTON

Michele Ann Jordan
MICHELE ANN JORDAN

STATE OF OREGON, County of Klamath) ss.

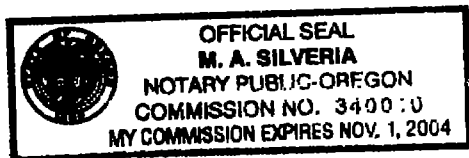
On May 24, 2004 personally appeared the above named LAURA MAE GASTON and MICHELE ANN JORDAN and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

Before me: *m.a. Silveria*

M. A. Silveria
Notary Public for Oregon

My commission expires: March 22, 2005

11/01/04



This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00059029

31.02