

04 JUN 15 PM 3:44



NTC-65043 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kasaundra L. Coffman

10357 Mc Guire Avenue

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 08/15/2004 3:44 Pm

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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:

Kasaundra L. Coffman

10357 Mc Guire Avenue

Klamath Falls, OR 97603

Escrow No. MT65043-MS

STATUTORY WARRANTY DEED

David K. Armstrong, Grantor(s) hereby convey and warrant to **Kasaundra L. Coffman**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Unit 10357, (McGuire Avenue), Tract 1336 - **FALCON HEIGHTS CONDOMINIUMS - STAGE 1**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-90001-000

Key No: 883562

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$87,500.00**.

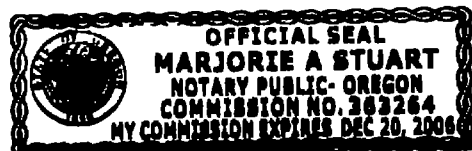
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 14th day of June, 2004

David K. Armstrong
David K. Armstrong

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/14, 2004 by DAVID K. ARMSTRONG.



(Signature)
(Notary Public for Oregon)
My commission expires 12/20/06

2/10 am