



04 JUL 30 PM 3:50

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State of Oregon, County of Klamath

Recorded 07/30/04 3:50 p m

THIS SPACE Vol M04 Pg 50270

Linda Smith, County Clerk

Fee \$ 21.60 # of Pgs 1

After recording return to:

STEPHEN COLTRIN

4630 DARWIN PLACE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

STEPHEN COLTRIN

4630 DARWIN PLACE

KLAMATH FALLS, OR 97603

Escrow No.

MT65755-SM

MTC 65755-SM

### STATUTORY WARRANTY DEED

**JACOB P. JUHL and PATRICK J. JUHL** not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **STEPHEN COLTRIN and BARBRA COLTRIN**, as tenants by the **entirety**, 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:

Lot 12 in Block 2 of **KELENE GARDENS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Tax Account No. : 3909-015AA-03100-000**

**Key No. : 577012**

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 **\$93,000.00**.

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 27 day of July, 04.

JACOB P. JUHL

PATRICK J. JUHL

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 27<sup>th</sup>, 2004 by JACOB P. JUHL and PATRICK J. JUHL.

Suzie Mollett  
(Notary Public for Oregon)

My commission expires 11/14/2006



21.00  
am