



After recording return to:
Shelley Surgeon
985 NW 103rd Street
Redmond, OR 97756

Until a change is requested all tax statements
shall be sent to the following address:
Shelley Surgeon
985 NW 103rd Street
Redmond, OR 97756

File No.: 7061-424301 (TDM)
Date: July 19, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/13/04 12:11 P m
Vol M04 Pg 53320-21
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Jefferey Coiner and Rhonda Coiner, as tenants by the entirety, Grantor, conveys and warrants to **Shelley Surgeon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The W 1/2 SW 1/4 of Section 22, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2004-2005** Taxes, a lien not yet payable.

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.

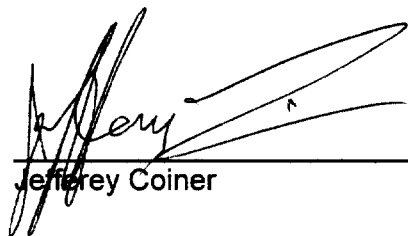
The true consideration for this conveyance is **\$235,000.00**. (Here comply with requirements of ORS 93.030)

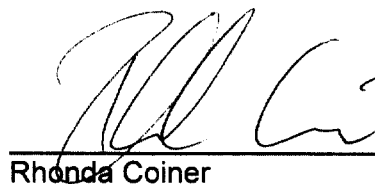
53321

APN: R134991

Statutory Warranty Deed
- continued

File No.: 7061-424301 (TDM)
Date: 07/19/2004


Jefferey Coiner


Rhonda Coiner

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11 day of AUGUST, 2004
by **Jefferey Coiner and Rhonda Coiner**.




Notary Public for Oregon

My commission expires: 7/18/08