

04 NOV 24 PM 3:19

- MTC-67076 TM -



Vol M04 Page 81218

THIS SPACE R State of Oregon, County of Klamath
Recorded 11/24/04 3:18 Pm
Vol M04 Pg 81218
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

After recording return to:
BRIAN M. COLEMAN
1290 CARLSON DRIVE
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

BRIAN M. COLEMAN
1290 CARLSON DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT67076-TM

STATUTORY WARRANTY DEED

CYNTHIA A. KUNZ and KAREN E. KUNZ, with the rights of survivorship, Grantor(s) hereby convey and warrant to **BRIAN M. COLEMAN and TAWN G. COLEMAN**, 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:

Parcel 2 of Land Partition No. 55-94, said Land Partition being situated in a portion of Lot 65 of FAIRACRES SUBDIVISION NO. 1 in the SE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-035DD-01301-000 **Key No:** 878730

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 **\$27,000.00**.

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 24 day of November, 2004

Cynthia A. Kunz
CYNTHIA A. KUNZ

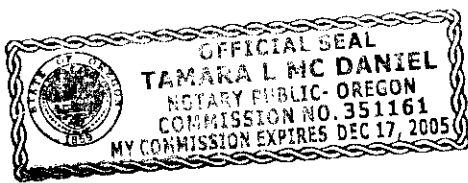
Karen E. Kunz
KAREN E. KUNZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on NOV 24, 2004 by CYNTHIA A. KUNZ and KAREN E. KUNZ.

Sumara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/10 AM