

04 DEC 20 PM 3:35

MTC - 67811 TM

Vol M04 Page 86831



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
VERDIE MAE COFFEY
14315 Sprague River Rd.
Chiloquin, OR 97624

State of Oregon, County of Klamath
Recorded 12/20/04 3:35 P.m
Vol M04 Pg 86831
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:

VERDIE MAE COFFEY
14315 Sprague River Rd.
Chiloquin, OR 97624

Escrow No. MT67811-TM

STATUTORY WARRANTY DEED

RUTH B. WILSON, Grantor(s) hereby convey and warrant to **VERDIE MAE COFFEY and BILLY BOB CORDES, as tenants in common**, 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:

Lots 18 and 19 in Block 10 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3611-010A0-04600-000 (Lot 18) Key No.: 350015
Tax Account No.: 3611-010A0-04500-000 (Lot 19) Key No.: 350257

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 **\$36,000.00**.

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 15 day of December, 2004

Ruth B. Wilson
RUTH B. WILSON

State of Or.
County of Steinbock

This instrument was acknowledged before me on December 15, 2004 by RUTH B. WILSON.

Roxanne Rycraft
(Notary Public)



My commission expires _____ ROXANNE RYCRAFT, Notary Public
~~My Commission Expires~~ October 10, 2006

2/10
www