

MTZ - 68844KR



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State of Oregon, County of Klamath
Recorded 04/15/2005 2:50 p m
Vol M05 Pg 26502-03
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESE

After recording return to:

Mathew K. McVay

1415 Esplanade

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Mathew K. McVay

1415 Esplanade

Klamath Falls, OR 97601

Escrow No.

MT68844-KR

STATUTORY WARRANTY DEED

Gerald Martin Coffelt, Grantor(s) hereby convey and warrant to **Mathew K. McVay**, 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 1, Block 7, KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:

3809-019DB-01900-000

Key No:

436460

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 **\$14,000.00**.

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 07 day of April, 2005.

Gerald Martin Coffelt
Gerald Martin Coffelt

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on _____, 2005 by Gerald Martin Coffelt.

(Notary Public for Oregon)

My commission expires _____

See attached certificate

2600

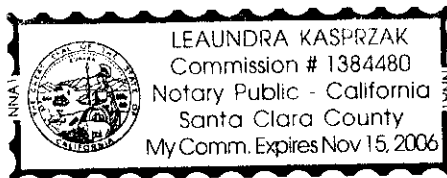
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26503

State of California }
County of Santa Clara } ss.

On April 7, 2005 before me, LEAUNDRA KASPRZAK,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Gerald Martin Coffelt
Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: "Statutory Warranty Deed"

Document Date: April 7, 2005 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Gerald Martin Coffelt

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: himself

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here