

05 JUN 10 PM 2:56

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State of Oregon, County of Klamath
Recorded 06/10/05 2:56 p m
Vol M05 Pg 43384
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

KEVIN M. COLEMAN

5905 S. 6th St.

Medford, OR 97504

Until a change is requested all tax statements
Shall be sent to the following address:

KEVIN M. COLEMAN

Same As Above

Aspen 61467MA
WARRANTY DEED
(INDIVIDUAL)

CLINTON T. REEVES, herein called grantor, convey(s) to KEVIN M. COLEMAN, AN ESTATE IN FEE SIMPLE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as: *KMC*

The South 85 feet of the following described tract of land:

A parcel of land situated in the SW1/4 NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 15 bears North 89° 46' West, 740 feet, and South 0° 14' West, 1290 feet; thence South 0° 14' West along the Westerly right of way line of Sixth Street, 170.00 feet; thence North 89° 46' West, 244.80 feet; thence North 0° 14' East, 170.00 feet to a line drawn parallel with and 30 feet distant from the North boundary of the SW1/4 NW1/4 of said Section 15; thence South 89° 46' East, 244.80 feet, to the true point of beginning.

CODE 013 MAP 4112-015BC TL 02600 KEY# 125572

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$94,000.00.
(here comply with the requirements of ORS 93.930)

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 June 6, 2005

CLT
CLINTON T. REEVES

STATE OF OREGON, County of **Klamath**) ss.

On June 06 2005 personally appeared the above named CLINTON T. REEVES and acknowledged the foregoing instrument to be his voluntary act and deed.

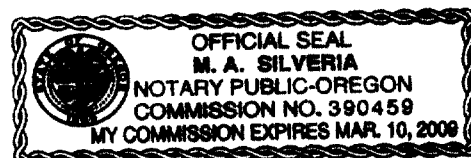
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061467

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



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