'05 JUL 19 AM 11:29

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After Recording Return to:
CHARLES K. COFAS
3216 Linda Lane
Webster TX 77598
Until a change is requested all tax statements
Shall be sent to the person & address shown above.

State of Oregon, County of Klamath
Recorded 07/19/05 11:29a m
Vol M05 Pg 55392
Linda Smith, County Clerk
Fee $ 21.00 # of Pgs 1

ATC 61608

WARRANTY DEED
(INDIVIDUAL)

KELLER CONSTRUCTION INC. an Oregon corporation, herein called Grantor, convey(s) to **CHARLES K. COFAS, herein called Grantee,** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, Block 3, Tract No. 1145, NOB HILL SUBDIVISION, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-020DA TL 02500 KEY #171138

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 $35,000.00.
(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 **July 14, 2005.**

KELLER CONSTRUCTION, INC., an Oregon corporation

By: STEPHEN J. KELLER, Authorized Representative

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

On July 18, 2005 personally appeared the above named **STEPHEN J. KELLER as authorized representative of KELLER CONSTRUCTION INC. an Oregon corporation.**

This document is filed at the request of:

Aspen TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: **00061608**

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires: ~~March 22, 2009~~ 12-3-06

Official Seal

OFFICIAL SEAL
ADRIEN FLEEK
NOTARY PUBLIC-OREGON
COMMISSION NO. 363593
MY COMMISSION EXPIRES DEC. 3, 2006

Unofficial Copy

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