



MTZ - 71155 TM

**M05-63776**

Klamath County, Oregon  
09/08/2005 02:27:17 PM  
Pages 1 Fee: \$21.00

After recording return to:  
ROBERT A. COFFMAN  
500 MARTIN STREET  
KLAMATH FALLS, OR 97601

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

ROBERT A. COFFMAN  
500 MARTIN STREET  
KLAMATH FALLS, OR 97601

Escrow No. MT71155-TM  
Title No. 0071155

SWD

**STATUTORY WARRANTY DEED**

**TRUSTEES OF THE ROBERT H. AND BETH ANDERSON LIVING TRUST 1995**, Grantor(s) hereby convey and warrant to **ROBERT A. COFFMAN and CORNELEA B. COFFMAN, 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:

Lot 316 in Block 111 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

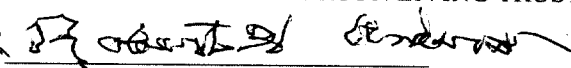
Tax Account No: 3809-033AC-01500-000      Key No: 480063

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 **\$125,000.00**.

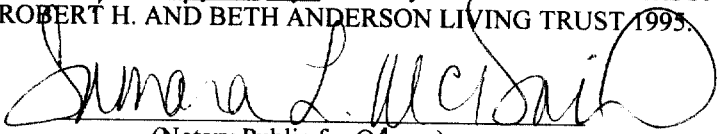
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7<sup>th</sup> day of Sept. 2005

ROBERT H. AND BETH ANDERSON LIVING TRUST 1995  
BY   
ROBERT H. ANDERSON, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 7, 2005 by ROBERT H. ANDERSON  ~~AND BETH ANDERSON~~ AS TRUSTEES OF THE ROBERT H. AND BETH ANDERSON LIVING TRUST 1995.

  
(Notary Public for Oregon)

My commission expires 12/17/05



2/0