

mtc-71889 TM



**M05-67135**

Klamath County, Oregon

10/21/2005 02:55:30 PM

Pages 1 Fee: \$21.00

After recording return to:

COLIN DUNCAN

1503 DELTA STREET

KLAMATH FALLS, OR 97601

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

COLIN DUNCAN

1503 DELTA STREET

KLAMATH FALLS, OR 97601

Escrow No. MT71889-TM

Title No. 0071889

SAD

### STATUTORY WARRANTY DEED

**STEPHEN R. COE and SHERYL M. COE, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **COLIN DUNCAN and LISA DUNCAN, 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:

The West 78 feet of Lot 6 in Block 33, HILLSIDE 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: 3809-029DA-04000-000

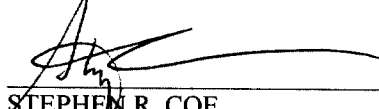
Key No: 215984

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.

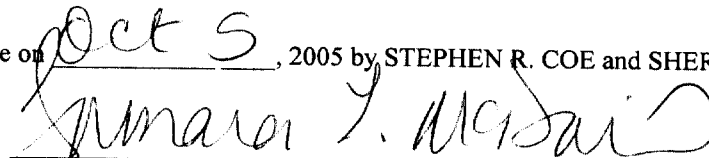
Dated this 5 day of October, 2005

  
STEPHEN R. COE

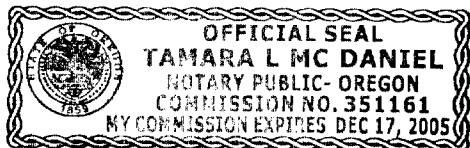
  
SHERYL M. COE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 5, 2005 by STEPHEN R. COE and SHERYL M. COE.

  
(Notary Public for Oregon)

My commission expires 12/17/05



2/0