

MT- 70719 TM



M06-02042

Klamath County, Oregon

02/01/2006 02:45:51 PM

Pages 1 Fee: \$21.00

After recording return to:

STEPHEN R. COE

1420 ESPLANDE

KLAMATH FALLS, OR 97601

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

STEPHEN R. COE

1420 ESPLANDE

KLAMATH FALLS, OR 97601

Escrow No. MT70719-TM

Title No. 0070719

SWD

STATUTORY WARRANTY DEED

ROSS LAY, Grantor(s) hereby convey and warrant to **STEPHEN R. COE and MICHAEL D. BLISS, as tenants in common**, 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:

Lots 3, 4, 5, 6, 7, 8 and 9, Block 45, BUENA VISTA ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT therefrom that property described in those deeds to the City of Klamath Falls, Oregon, recorded in Book M70, page 1039 and in Book M81, page 4730, both Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-030AC-00300-000

Key No: 754883

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 **\$52,500.00**.

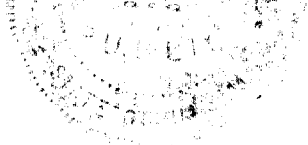
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 30 day of Jan., 2006

Ross Lay
ROSS LAY

State of Hawaii
County of Maui

This instrument was acknowledged before me on 1/30, 2006 by ROSS LAY.



Robert L. Lawrence
(Notary Public)

My commission expires 02/06/08

21.00