



After recording return to:
Neal Coaty and Emily Coaty
16363 Knollcrest Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Neal Coaty and Emily Coaty
16363 Knollcrest Road
Klamath Falls, OR 97603

File No.: 7021-744174 (DMC)
Date: February 14, 2006

M06-03373

Klamath County, Oregon

02/22/2006 03:43:10 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Richard D. Powell, Grantor, conveys and warrants to **Neal Coaty and Emily Coaty as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South one-half of Lot 8 Block 7 Tract 1083, Cedar Trails, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$154,900.00**. (Here comply with requirements of ORS 93.030)

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

20

APN: 846268

Statutory Warranty Deed
- continued

File No.: 7021-744174 (DMC)

Date: 02/14/2006

Dated this 15 day of February, 2006.

Richard D. Powell
Richard D. Powell

STATE OF Louisiana)
County of Madison)ss.
Parish)

This instrument was acknowledged before me on this 15 day of February, 2006
by **Richard D. Powell**.

Sharon B. Grissom

Notary Public for Madison
My commission expires: death

