

M06-03949

Klamath County, Oregon

03/03/2006 11:05:08 AM

Pages 1 Fee: \$21.00

After Recording Return to:
DEREK L. KRIEGLER
P.O. BOX 844
LA PINE, OR 97739

Until a change is requested all tax statements
 Shall be sent to the following address:
 (same as above)

Order No. 59419NP

WARRANTY DEED

DAVID COFFMAN and LINDA COFFMAN, Husband and Wife, herein called grantor, convey(s)
 to **DEREK L. KRIEGLER**, herein called grantee, all that real property situated in the County of
DECSHUTES, State of Oregon, described as:

Lot 8, Block 1, NEW PINE ACRES, according to the official plat thereof on file in the office of the
 Clerk of Klamath County, Oregon.

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 except any real property
 taxes due but not yet payable; 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 **\$91,000.00**.

**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: MARCH 1st, 2006

David Coffman
 DAVID COFFMAN

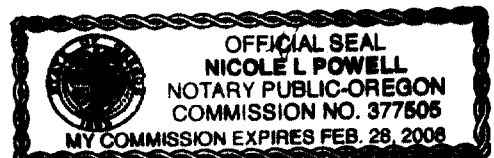
Linda M. Coffman
 LINDA COFFMAN

STATE OF OREGON, County of DESCHUTES) ss.

On MARCH 1st, 2006, personally appeared the above named **DAVID COFFMAN and LINDA
 COFFMAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Nicole J. Powell*
 Notary Public for Oregon
 My commission expires: 2/28/08

Official Seal



\$21.00