



THIS SPACE RESERVED

M06-12296

Klamath County, Oregon

06/15/2006 03:00:02 PM

Pages 2 Fee: \$26.00

After recording return to:

STEPHEN R. COE

1420 WADE CIRCLE

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

STEPHEN R. COE

1420 WADE CIRCLE

KLAMATH FALLS, OR 97601

Escrow No. MT74339-DS

Title No. 0074339

SWD

STATUTORY WARRANTY DEED

RUDY HEDBERG and CATHRYN HEDBERG, with the rights of survivorship, Grantor(s) hereby convey and warrant to **STEPHEN R. COE and SHERYL M. COE, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$129,500.00**.

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 13th day of June, 2006.

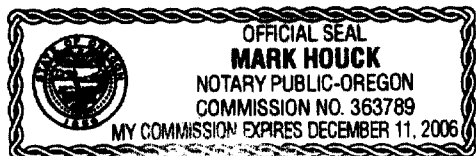
Rudy Hedberg
RUDY HEDBERG

Cathryn Hedberg
CATHRYN HEDBERG

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 13, 2006 by RUDY HEDBERG and CATHRYN HEDBERG.



Mark Houck
(Notary Public for Oregon)

My commission expires 12-11-06

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 in Block 1 FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the North 5 feet thereof conveyed to Klamath County for road purposes in Volume 362 at page 462, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING a parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 5, Block 1, FIRST ADDITION TO ALTAMONT ACRES, a duly recorded subdivision and being more particularly described as follows:

The North 10 feet of said Lot 5, Block 1, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue, by Volume 362 at page 462, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-003CA-01400-000

Key No: 526540