

2007-000740

Klamath County, Oregon

After Recording Return to:

Melinda F. Coates  
661 San Bruno Avenue  
Brisbane, CA 94005



00012944200700007400010018

01/16/2007 01:24:04 PM

Fee: \$21.00

Until a change is requested all tax statements  
Shall be sent to the following address:  
Same As Above

**WARRANTY DEED**

Craig W. Muhlenhaupt and Angie Muhlenhaupt, Husband and Wife as Joint Tenants, herein called grantor,  
convey(s) to Melinda F. Coates, herein called grantee, all that real property situated in the County of **KLAMATH**,  
State of Oregon, described as:

Lot 1, Block 83 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the  
County of Klamath, State of Oregon

Assessor's Parcel #3711-014AO-04700

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 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 \$0.00  
(here comply with the requirements of ORS 93.930)

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: 12/19/06

Craig W. Muhlenhaupt Angie Muhlenhaupt  
Craig W. Muhlenhaupt Angie Muhlenhaupt

STATE OF California, County of Santa Cruz ) ss.

On December 19, 2006 personally appeared the above named Craig and Angie Muhlenhaupt and  
acknowledged the foregoing instrument to be ~~his/her~~ their voluntary act and deed.

This document is filed at the request of:

Before me: Alister RO  
Notary Public for California  
My commission expires: Jan 8, 2010  
Official Seal

