

2007-010049

Klamath County, Oregon



00023926200700100490030035

06/05/2007 10:08:51 AM

Fee: \$31.00

COVER SHEET

Name of Transaction: Statutory Warranty Deed

Names of All Parties: Grantor: Bank of America, N.A., Trustee

Grantee: Nancy Barnes Coffin

After recording, return to: Dennis M. Odman
Attorney at Law
1000 S.W. Broadway, Suite 1700
Portland, OR 97205

Mail tax statements to: Nancy Barnes Coffin
16667 Hill Road
Klamath Falls, OR 97603-8819

True and actual consideration: \$ -0-; however, the actual consideration consists of or includes other property or other value given or promised, *i.e.*, trust distribution

Information required for

County Clerk Lien Records: No information required for lien records

Grantor's Name and Address:
Bank of America, N.A., Trustee
PO Box 55851
Boston, MA 02205-5851

Grantee's Name and Address:
Nancy Barnes Coffin

After recording, return to:

Until a change is requested,
mail all tax statements to:
Nancy Barnes Coffin

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **BANK OF AMERICA, N.A.** (fka as Fleet Bank, N.A., fka The New Connecticut Bank and Trust Company, N.A.) as Trustee of the Harry C. Barnes Trust, and as Trustee of the Lena F. Barnes Trust, and as Trustee of the Lillian F. Barnes Trust, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **NANCY BARNES COFFIN**, hereinafter call Grantee, and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

E1/2 NE1/4, NE1/4 SE1/4, EXCEPTING THEREFROM that portion of said NE1/4 SE1/4 lying south of the established County Road running Northwesterly and Southeasterly across said NE1/4 SE1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The property is free from easements, conditions, encumbrances and restrictions, except those of record.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0; however, the actual consideration consists of or includes other property or other value given or promised, *i.e.*, trust distribution.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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

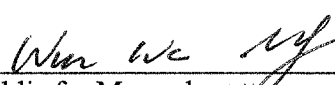
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8th day of May, 2007.

By 
G. Bryan McNeil
Vice President
Bank of America, N.A., Trustee of
Harry C. Barnes Trust
Lena F. Barnes Trust
Lillian F. Barnes Trust

STATE OF MASSACHUSETTS)
County of Suffolk) ss.

This instrument was acknowledged before me this 8th day of May, 2007 by G. Bryan McNeil as Vice President of Bank of America, N.A.


Notary Public for Massachusetts
My commission expires: _____



WIN WANG
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 21, 2011