

MT83452-PS

THIS SPACE

2008-013286
Klamath County, Oregon



09/24/2008 11:36:24 AM

Fee: \$21.00

After recording return to:
ROBERT H. ANDERSON, Trustee
500 MARTIN STREET
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

ROBERT H. ANDERSON, Trustee
500 MARTIN STREET
KLAMATH FALLS, OR 97601

Escrow No. MT83452-PS
Title No. 0083452
SWD

STATUTORY WARRANTY DEED

ROBERT A. COFFMAN and CORNELEA B. COFFMAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to ROBERT H. ANDERSON, TRUSTEE OF THE ROBERT H. ANDERSON AND BETH ANDERSON, LIVING TRUST 1995, 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:

Lot 316 in Block 111 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:
2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$25,000.00 AND OTHER VALUABLE CONSIDERATION.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 23rd day of Sept 2008.

ROBERT A. COFFMAN

CORNELEA B. COFFMAN

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on Sept 23, 2008 by ROBERT A. COFFMAN and CORNELEA B. COFFMAN.

(Notary Public for Oregon)

My commission expires 8/16/2012

2-HLT