

2009-003890

Klamath County, Oregon



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03/18/2009 08:32:41 AM

Fee: \$26.00

Grantor's Name and Address
DONALD ALAN COFFMAN
4625 GETTLE STREET
KLAMATH FALLS, OREGON 97603
Grantee's Name and Address
DONALD A. COFFMAN, TRUSTEE
DONALD A. COFFMAN LIVING TRUST
DATED MARCH 5, 2009
4625 GETTLE STREET
KLAMATH FALLS, OREGON 97603
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
DONALD A. COFFMAN
4625 GETTLE STREET
KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DONALD ALAN COFFMAN, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DONALD A. COFFMAN, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE DONALD A. COFFMAN LIVING TRUST DATED MARCH 5, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto 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:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.


And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above described premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

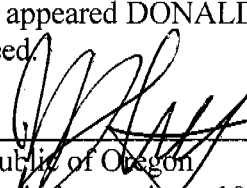
IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of March, 2009, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.


DONALD ALAN COFFMAN

State of Oregon)
 : ss.
County of Klamath)

Before me this 5th day of March, 2009, personally appeared DONALD ALAN COFFMAN, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public of Oregon
My Commission expires: 10/31/2011

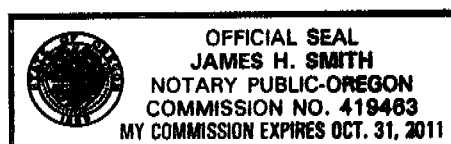


EXHIBIT "A"

A tract of land situated in the North half of the Northwest quarter of Section 14, Township 39 South, Range 9 East, Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southwest corner of Lot 3 in Block 4 of Tract 1008, Banyon Park, a duly recorded subdivision, said point being on the Easterly right of way line of Gettle Street; thence South $01^{\circ}13'10''$ East along the Easterly line of said Gettle Street 73.00 feet; thence North $89^{\circ}37'50''$ East 29.90 feet; thence South $56^{\circ}13'10''$ East 85.50 feet; thence North $01^{\circ}13'10''$ West 120.48 feet to the Southeast corner of said Lot 3; thence South $89^{\circ}56'05''$ West along the Southerly line of said Lot 3, 100.00 feet to the point of beginning, with bearings based on the said Tract 1008, Banyon Park.

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