

2012-005321

Klamath County, Oregon



00118346201200053210010014

05/17/2012 10:09:07 AM

Fee: \$37.00

RECORDING REQUESTED BY
AFTER RECORDING MAIL TO

I

The Larson Law Firm, P.C.
1800 Blankenship Rd., Ste 400
West Linn, OR 97068

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Coffco Capital Management, LLC
4810 NW Lavender Circle
Corvallis, OR 97330

I

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Coffco II LP, an Oregon limited partnership, 4810 NW Lavender Circle, Corvallis, Oregon, 97330, Grantor, conveys and warrants to LAVERNE K. COFFMAN, Trustee of the Laverne K. Coffman Trust, UA DTD November 13, 1997, 4810 NW Lavender Circle, Corvallis, Oregon, 97330, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath, State of Oregon:

Lot 13 in Block 2, ROLLING HILLS SUBDIVISION, TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 6525 Appaloosa Court, Klamath Falls, Oregon, 97601.

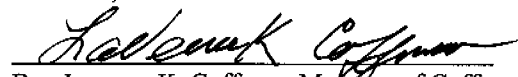
The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, IF ANY.

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009."

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

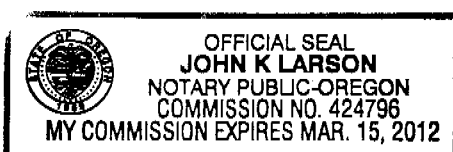
Date: MARCH 6, 2012

Coffco II, LP


By: Laverne K. Coffman, Manager of Coffco Capital Management, LLC, General Partner of Coffco II Limited Partnership

State of Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me by LAVERNE K. COFFMAN, Manager of Coffco Capital Management, LLC, General Partner of Coffco II Limited Partnership.



Notary Public - State of Oregon
My Commission Expires MAR 15, 2012