

WARRANTY DEED

ROBERT W. WEAVER and JOYCE I. WEAVER, hereinafter called grantors, convey to S. RUSH COFFIN and NANCY B. COFFIN, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

- ② 16 The SW 1/4 SW 1/4 of Section 16, Township 40 South, Range 10
 ① 17 East of the Willamette Meridian; Lots 4 and 5 of Section 20
 ③ 20 and Lots 8, 9, 10, and 11 of Section 21, all in Township 40
 ④ 21 South, Range 10 East of the Willamette Meridian, EXCEPT that
 portion of Lot 9 lying South of Lost River, ALSO EXCEPTING
 THEREFROM that portion of Government Lot 8, Section 21,
 Township 40 South, Range 10 East of the Willamette Meridian,
 described as follows:
 A portion of Lot 8 in Section 21, Township 40 South, Range 10
 East of the Willamette Meridian, 80 feet wide extending between
 the easterly line of Lost River and the Southwest line of the
 Klamath Irrigation District "G" Canal, and lying 40 feet on
 each side of the following described line:
 Beginning at a point on the Southwesterly right-of-way line of
 the Klamath Irrigation District "G" Canal, at centerline Station
 305+13 from whence the center of Section 21, Township 40 South,
 Range 10 East of the Willamette Meridian bears the following
 courses; North 78°46'32" East 64.3 feet; thence South 32°22'
 East 440.4 feet; thence South 89°56' East 133.1 feet; thence,
 from said point of beginning South 78°46'32" West 286 feet,
 more or less to the Easterly shore line of Lost River.
 ALSO that portion of Lot 6 of Section 17, Township 40 South,
 Range 10 East of the Willamette Meridian, as follows: Beginning
 at the Section corner common to Sections 16, 17, 20, and 21,
 Township 40 South, Range 10 East of the Willamette Meridian,
 thence North on the Section line 316 feet; thence North 73°0'
 West, 530.5 feet; thence South 33°36' West 315.0 feet; thence
 South 50°33' East 328.0 feet to the section line between
 Sections 17 and 20; thence East on the Section line, 428
 feet to the place of beginning.
 EXCEPT THEREFROM that certain parcel conveyed to James L.
 Fehlen et ux., in volume M-69 at page 1293.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts;

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated March 9, 1965, recorded March 11, 1965 in Mortgage Volume 229 at page 138, given to secure the payment of \$27,300.00, with interest thereon and such future advances as may be provided therein, executed by Robert W. Weaver and Joyce I. Weaver, husband and wife to the Federal Land Bank of Spokane, a corporation and a certain mortgage

WM. P. BRANDNESS
 ATTORNEY AT LAW
 KLAMATH FALLS, OREGON 97601

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NOTARY PUBLIC
 STATE OF OREGON
 County of Klamath
 Acknowledged
 Before me
 Notary Public

3385

Reamortization Agreement, dated March 6, 1969, recorded July 14, 1969 in M-69 at page 6132 in the amount of \$25,277.79 by Robert W. Weaver and Joyce I. Weaver, husband and wife, to the Federal Land Bank of Spokane, a corporation, which the grantees herein expressly assume and agree to pay according to the terms thereof.

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 Fifty Five Thousand and No/100ths (\$55,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 16 day of April, 1971.

Robert W. Weaver
Joyce I. Weaver

STATE OF OREGON)
County of Klamath) ss.

April 16, 1971.

Personally appeared the above named ROBERT W. WEAVER and acknowledged the foregoing instrument to be his voluntary act.
Before me:

Gwendolyn R. Schlumbohm
Notary Public for Oregon
My Commission expires: 7-21-73

STATE OF OREGON)
County of Klamath) ss.

April 19, 1971.

Personally appeared the abovenamed JOYCE I. WEAVER and acknowledged the foregoing instrument to be her voluntary act.
Before me:

Gwendolyn R. Schlumbohm
Notary Public for Oregon
My Commission expires: 7-21-73

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 19th day of April A. D., 19 71 at 4:11 o'clock P M., and duly recorded in
Vol. M 71 of Deeds on Page 3384

Fee \$3.00

WM. D. MILNE, County Clerk

By Alice C. Fager