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## WARRANTY DEED

8/11/71- 11:50 am  
85-1123

I, NANCY B. COFFIN, a married woman, hereinafter referred to as "Grantor", do hereby grant, bargain, sell and convey unto JOSEPH H. FRANCISCO and DOROTHY L. FRANCISCO, husband and wife, as tenants by the entirety, hereinafter referred to as "Grantees", their heirs, successors and assigns, my certain separate real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, described : Parcel # 1 in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Sec 8 T40S R 10 EWM as follows: described more particularly as thus:

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Beginning at a 1/2" iron pin S0°30'E 2011.73 ft. and S89°58'30" W 990.00 ft. from 1/2" iron pipe found in mound of rock for the NE corner of SE $\frac{1}{4}$  of Said Sec. 8 (East 1/4 corner of Sec. 8) to true point of beginning. Thence S0°30'E 670.85 ft. to 1/2" iron pin; thence S89°57'30" W 312.00 ft. along old line fence (accepted as East line of said Sec. 8) to 5/8" iron pin; thence N0°25'W 670.95 ft. along East right-of-way of County Road to 1/2" iron pin. Thence N89°58'30"E 311.00 ft. to point of beginning. A 30.00 ft. strip South and parallel to North line of the parcel being reserved for right-of-way purposes.

This parcel contains 4.78 acres more or less.

to have and to hold the same unto the Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those reservations, restrictions, rights of way of record and those apparent on the land, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful

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claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

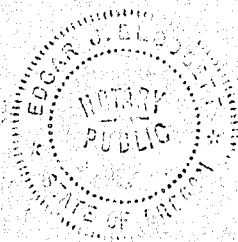
The true and actual consideration paid for this transfer is Five Thousand Six Hundred Fifty and no/100--- (\$5,650.00)---Dollars.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30<sup>th</sup> day of July, 1971.

Nancy B. Coffin  
Nancy B. Coffin

STATE OF OREGON )  
                  ) ss.  
County of Klamath )

Personally appeared the above named Nancy B. Coffin and acknowledged the foregoing instrument to be her voluntary act and deed this 30<sup>th</sup> day of July, 1971.



Edgar C. Blodgett  
Notary Public for OREGON  
My Commission expires: 6/30/73

STATE OF OREGON, )  
County of Klamath ) ss.

Filed for record at request of:  
TRANSAERICA TITLE INSURANCE CO  
on this 2nd day of AUGUST A. D., 1971  
at 11:50 o'clock A. M. and duly  
recorded in Vol. M. 71 of DEEDS  
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WM. D. MILNE, County Clerk  
By [Signature] Deputy.  
Fee \$3.00