

KNOW ALL MEN BY THESE PRESENTS, That Swan Lake Moulding Company, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto R.A. Coffman and Mary Hobble Coffman, husband and wife, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

The Easterly 30.0 feet of Lot 14 and the Westerly 45.0 feet of Lot 15 of Burnsdale Subdivision of Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath, County, Oregon,

Including the right to bring irrigation water over other lots in said subdivision but reserving the rights of way and easements for irrigation ditches and tile drains to carry irrigation and/or drainage for other lots in said subdivision and subject to contracts for irrigation and/or drainage, easements of record and those apparent on the land, and subject to the rules, regulations and assessments of the South Suburban Sanitary District within the boundaries of which district said property is located; and subject to the further restriction that not more than one single family dwelling containing not less than 1000 square feet of floor area shall be erected on said lot,

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated and the 1971-1972 taxes which will be due November 15, 1971

and that grantor will warrant and forever defend the above granted 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 \$ 2125.00

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, this 16th day of September, 1971

Swan Lake Moulding Company

By *Reginald Green* President

By *Anthony V. Collier* Secretary

STATE OF OREGON, County of Klamath) ss: September 16, 1971
Personally appeared Alfred D. Collier and Dorothy V. Collier
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the

secretary of Swan Lake Moulding Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *Donald J. Ferguson*
Notary Public for Oregon
My commission expires: April 5, 1974

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO
No. *R.A. Coffman*
2885 Kane
City

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of OCTOBER, 1971, at 3:29 o'clock P.M., and recorded in book M. 71 on page 10631. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *Hazel Drazil* Deputy

FEE \$1.50

OCT 8 3 29 PM 1971