

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART and MARY LOU STEWART, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE EDWARD COKER and BARBARA COKER, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

Lot 10 in Block 4 of SECOND ADDITION TO SUNSET VILLAGE, Klamath County, Oregon

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 excepting easements and restrictions and rights of way of record and those apparent upon the land,

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 \$ 39,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁰

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 27th day of March, 19 72.

Melvin L. Stewart
+ *Mary Lou Stewart*

STATE OF OREGON, County of Klamath) ss. March 27, 19 72
Personally appeared the above named Melvin L. Stewart and Mary Lou Stewart,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Charles H. Milne*
Notary Public for Oregon
My commission expires 2-9-74

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Melvin L. Stewart and

Mary Lou Stewart

TO

Joe Edward Coker and

Barbara Coker

AFTER RECORDING RETURN TO

Bk D-K 60
Box 449
City

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of March, 1972, at 3:41 o'clock P.M., and recorded in book M 72 on page 3211 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By *Alice P. Fisher* Deputy

Fee \$2.00

WAR 21 13 41 PM 1972