

38958

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WARRANTY DEED

I, NANCY B. COFFIN, a married woman, hereinafter referred to as "Grantor", do hereby grant, bargain, sell and convey unto A. GARTH KEEFER and CHRISTINA M. KEEFER, 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 as follows: Parcel # 3 in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec 8 T40S R 10EWM described more particularly as thus:

Beginning at a 1/2" iron pin which is S0°30'E 2011.73 ft. and S89°58'30"W 330.00 ft. from a 1/2" iron pipe found in a mound of rocks for NE corner of SE $\frac{1}{4}$ of Sec. 8 or (the E $\frac{1}{4}$ of Sec. 8) to true point of beginning. Thence: S0°30'E 670.66 ft. to 1/2" iron pin; thence S89°57'30"W 330.00 ft. along old fence line to 1/2" iron pin; thence N0°30'W 670.75 ft. to 1/2" iron pin; thence N89°58'30" E 330.00 ft. to point of beginning. A strip 30 ft. wide parallel and South of the North line of this parcel being reserved for right-of-way purposes.

This parcel contains 5.08 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.

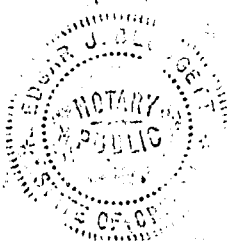
The true and actual consideration paid for this transfer is Four Thousand Six Hundred Fifty and no/100--- (\$4,650.00)---Dollars.

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

Nancy B. Coffin
Nancy B. Coffin

STATE OF OREGON)
County Of Klamath) ss.

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



Edgar J. Blodgett
Notary Public for Klamath - Oregon
My Commission Expires: JUNE 20, 1973

STATE OF OREGON,
County of Klamath
Filed for record at request of
FIRST FEDERAL SAVINGS & LOAN
on this 10th day of May A.D. 19 72
at 8:48 o'clock A M, and duly
recorded in Vol. M 72 of DEEDS
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Wm D. MILNE, County Clerk
By Hazel W. Drazil Deputy
Fee \$4.00

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