

KNOW ALL MEN BY THESE PRESENTS, That Joseph Francis Coburn and Margaret Marie Coburn, his wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank L. Pine and Frances I. Pine his 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:

Beginning at the Southeast corner of Lot 3 of Block 104, BUENA VISTA ADDITION; thence South along the Westerly line of California Avenue 50 feet; thence Westerly parallel to and 50 feet distant from the South line of Lot 3 to intersect the East line of Stanford Street (extended); thence Northwesterly along Stanford Street to the Southwesterly corner of said Lot 3; thence Easterly along the Southerly line of said Lot 3 to place of beginning. The Southerly line of said tract herein conveyed being a straight line running approximately East and West from California Avenue to Stanford Street.

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 a trust deed to the First Federal Savings & Loan upon which there is due the sum of \$5366.77 and interest

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 \$ 8000.00

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

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of May, 1972.

Joseph Francis Coburn
Margaret Marie Coburn

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Joseph Francis Coburn and Margaret Marie Coburn, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires

NOTARY PUBLIC for the State of Montana
Residing at Browning, Montana
My Commission Expires March 3, 1973

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 3, 1973

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Schroeder Realty
1321 Pacific Service
City

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

FEE \$2.00

STATE OF OREGON,

County of KIAMATH

I certify that the within instrument was received for record on the 16th day of May, 1972, at 10:50 o'clock A.M., and recorded in book M 72 on page 5202 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel H. H. Deputy.