

KNOW ALL MEN BY THESE PRESENTS, That Melvin L. Stewart and Maurice E. Bercot

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by R. A. Coffman and Mary Robbie Coffman, hereinafter called the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A tract of land situated in the NE 1/4 of the NW 1/4 of Sec. 14, Twp. 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Southwest corner of Lot 3 in Block 4 of Tract 1008, Banyon Park, a duly recorded subdivision, said point being on the Easterly right of way line of Gettle Street; thence S. 01°13'10" E. along the Easterly line of said Gettle Street 73.00 feet; thence N. 89°37'50" E. 29.90 feet; thence S. 56°13'10" E. 85.50 feet; thence N. 01°13'10" W. 120.48 feet to the Southeast corner of said lot 3; thence S. 89°56'05" W. along the Southerly line of said lot 3, 100.00 feet to the point of beginning, with bearings based on the said Tract 1008 Banyon Park.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$ 3,300.00. 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, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 17th day of October, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

County of Klamath

October 17th

Personally appeared the above named Melvin L. Stewart & Maurice E. Bercot

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

Before me:

(OFFICIAL SEAL)

Melvin L. Stewart

Notary Public for Oregon

My commission expires: 11/25/76

STATE OF OREGON, County of) ss.

Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

Stewart & Bercot

TO
R. A. Coffman, et ux

AFTER RECORDING RETURN TO
R. A. Coffman
2885 Kane Street
City 97601

(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 17th day of October, 1973, at 1:04 o'clock P.M., and recorded in book 1173 on page 11761 or as file number 82492, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Hazel Drayton Deputy

County Clerk Title

Fee \$1.00