

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOE EDWARD COKER and BARBARA COKER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH T. WATSON and GERALDINE A. WATSON, 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.

SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements or record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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 hereinabove stated

and that grantor will warrant and forever defend the said 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 \$ 47,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of May, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
May 27, 19 75

Personally appeared the above named JOE EDWARD COKER and BARBARA COKER

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_, 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.

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Before me: Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1979

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Joe Edward and Barbara Coker  
4715 N. E. 31st Street  
Oklahoma City, Oklahoma 73121  
GRANTOR'S NAME AND ADDRESS

Joseph T. and Geraldine A. Watson  
3936 Coronado Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Joseph T. Watson  
3936 Coronado Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

5821

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Second Addition to Sunset Village.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded April 8, 1970 in Book M-70 at page 2738, Microfilm Records.
6. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Transamerica Title Insurance Co  
Filed for record this 27 day of May 1975 3:45 P. M.  
duly recorded in Vol. M 75 of deeds on Page 5820

4.00

W. D. MILNE, County Cl.  
By *Hazel Dray*