

KNOW ALL MEN BY THESE PRESENTS, That Catherine W. Jackson and LeRoy Jackson, Sr., Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James F. Coburn and Thelma M. Coburn, 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:

The Northeasterly 55 feet of Lot 3 and the Southwesterly 55 feet of Lot 4 in Moyina according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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:

SEE REVERSE

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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93-040.)~~

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 12 day of November, 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)

Catherine W. Jackson
Catherine W. Jackson

STATE OF OREGON,)
County of Klamath) ss.
November 12, 1975

Personally appeared the above named
Catherine W. Jackson and
LeRoy Jackson, Sr.

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

(OFFICIAL
SEAL)

Before me
Susan Kay Way
Notary Public for Oregon
My commission expires: 6/4/1978

STATE OF OREGON, County of) ss.
November 12, 1975

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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Mr. and Mrs. LeRoy Jackson, Sr.

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. James F. Coburn
6239 Cherry Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James F. Coburn
6239 Cherry Way
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,) ss.

County of)

I certify that the within instrument was received for record on the day of , 1975, 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

14173

ENCUMBRANCES:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Right of way, including the terms and provisions thereof, granted to Pacific Power and Light Company by instrument recorded April 5, 1940, Deed Volume 128, page 267, records of Klamath County, Oregon.
3. Reservations and restrictions contained in the dedication and shown on the plat of Moyina.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title
this 12 day of Nov A. D., 1975 at 3:11 o'clock P.M., and duly recorded in
Vol. M. 75, of deeds on Page 14172
3.00

By WM. D. MILNE, County Clerk Deputy