

76000

WARRANTY DEED

Vol. 25 Page 14921

KNOW ALL MEN BY THESE PRESENTS, That **R. A. COFFMAN AND MARY R. COFFMAN, HUSBAND AND WIFE**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JERRY THOMAS WOODY AND JANELLE M. WOODY, 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 South 67 feet of the West 103 feet of Lot 9 in BAILEY TRACTS, Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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

NONE

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 \$21,500.00. 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 21 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)

R. A. Coffman  
Mary R. Coffman

STATE OF OREGON, )  
County of Klamath ) ss.  
November 21, 1975

STATE OF OREGON, County of Klamath ) ss.  
November 21, 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 \_\_\_\_\_

Personally appeared the above named R. A. Coffman and Mary R. Coffman, husband and wife

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

\_\_\_\_\_ 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: 10-12-79

Notary Public for Oregon  
My commission expires:

Coffman

Woody

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Thomas Woody  
1900 Burns #13  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Jerry Thomas Woody  
1900 Burns #13  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 25th day of NOVEMBER, 1975, at 3:48 o'clock PM, and recorded in book M 75 on page 14911 or as file/reel number 7632.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

FEE \$ 3.00

together with the tenement with the premises; electric ventilating, water and irrigation coverings, built-in stoves, installed in or on the premises, replacements of any one or land, and all of the rents,

to secure the payment of \$20,425.00-----, and

I promise to pay to the no. 100-----

Initial disbursement by the States at the office of the Director of each month-----

successive year on the premises and advances shall be fully paid.

The due date of the last payment in the event of transfer of ownership shall draw interest as provided.

This note is secured by a mortgage Dated at Klamath Falls

November 25

The mortgage