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A. 26621

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WARRANTY DEED

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DONALD A. COFFMAN, R. A. COFFMAN and ROBBIE COFFMAN, Grantors  
convey and warrant to FRANKLIN D. DOWNS and CATHY L. DOWNS,  
husband and wife, Grantees, the following described real property  
located in Klamath County, Oregon, free of all encumbrances,  
except as specifically set forth herein:

Lot 9 in Block 4, of Tract No. 1087, FIRST  
ADDITION TO BANYON PARK, according to the official  
plat on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land;

2. Rules, regulations and assessments of South Suburban  
Sanitary District;

3. Reservations and restrictions contained in deed from  
Washington-Oregon Investment Company, a corporation, to Edgar L.  
Turner and Mary Turner, husband and wife, dated October 23, 1948,  
recorded October 28, 1948, in Deed Volume 226, page 191, records  
of Klamath County, Oregon, as follows: "Subject to irrigation rights  
for ditches to convey water for irrigation purposes for the benefit  
of adjoining property owners on the West side of the above-described  
property."

4. Reservations and restrictions contained on the plat  
and in the dedication of Tract No. 1087, First Addition to Banyon  
Park, as follows: "... hereby dedicate, donate and convey to the  
public for public use forever, the streets as shown on the annexed  
plat, said plat being subject to (1) a 25 foot building set back  
on the front of all lots and a 20 foot building set back line along  
side street lines. (2) Easements as shown on the annexed map for  
construction and maintenance of public utilities and irrigation,  
said easements to provide ingress and egress with any plantings  
or structures placed thereon by lot owners to be at their own risk.  
(3) Additional restrictions as provided in any recorded protective  
covenants."

5. Declaration of Conditions and Restrictions of Banyon  
Park Subdivision, First Addition, recorded December 23, 1974, in Volume  
M-74, page 16182, Microfilm records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance  
is \$29,000.00.

WITNESS Grantors' hands this 17 day of February, 1976.

WARRANTY DEED, PAGE ONE.

*Donald A. Coffman*

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R.A. Coffman  
Robbie Coffman

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared DONALD A. COFFMAN and acknowledged  
 the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way  
 Susan Kay Way  
 Notary Public for Oregon  
 My commission expires 6/4/97

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared R. A. COFFMAN and ROBBIE COFFMAN,  
 husband and wife, and acknowledged the foregoing instrument to be  
 their voluntary act and deed.

BEFORE ME:

Susan Kay Way  
 Susan Kay Way  
 Notary Public for Oregon  
 My commission expires 6/4/97

Unless 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

AFTER RECORDING RETURN TO:

Mr. and Mrs. Franklin D. Downs  
 4710 Pepperwood Court  
 Klamath Falls, Oregon 97601

STATE OF OREGON,  
 County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 18th day of FEBRUARY A.D. 19 76

at 10:52 o'clock A M, and day

recorded in Vol. M 76 of DEEDS

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Wm D. MILNE, County Clerk

By Hazel Drage Deputy

Fee \$ 6.00

WARRANTY DEED, PAGE TWO.