

T/A 38-S-14981-9

49540

WARRANTY DEED (INDIVIDUAL) Vol. 18 Page 11978

PATSY IRWIN LANCASTER, who took title as PATSY IRWIN

DORENCE J. COTE AND SHARON C. COTE, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 10, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Reservations, including the terms and provisions thereof, contained in Deed dated July 10, 1913, recorded August 13, 1913, in Book 39 at page 528, Deed Records, for building restrictions.

2. An easement created by instrument, including the terms and provisions thereof, Dated April 2, 1974, Recorded April 2, 1974, in Book M-74 at page 4004, In favor of Fred M. Brenne, For Driveway easement over the Northeasterly 6 feet Lot 11 Blk 12.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except As shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 31,000.00.

Dated this 2nd day of June 1978

Patsy Irwin
PATSY IRWIN

Patsy Irwin Lancaster

STATE OF OREGON, County of LINN) ss.

On this 2nd day of June, 1978, Patsy Irwin personally appeared the above named instrument to be her voluntary act and deed.

Before me:

Charlene Hall

Notary Public for Oregon

My commission expires: 2-8-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

IRWIN

TO

COTE

After Recording Return to: AND SEND TAX STATEMENTS TO:

Mr. and Mrs. Dorence Cote
1152 Crescent Street
Klamath Falls, Oregon

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of June, 1978 at 10:47 o'clock A. M. and recorded in book M78 on page 11978 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice H. Letich Deputy