

KNOW ALL MEN BY THESE PRESENTS, That William R. Dodge and Nancy E. Dodge,

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry Coon and

Ruth Coon, 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 thereto belonging or appertaining, situated in the County of Klamath

and State of Oregon, described as follows, to-wit:

Lot 20 in Block 13 off TRACT 1001-THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1978-79 a lien but not yet due and payable.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

An easement created by instrument, including the terms and provisions thereof dated June 1, 1956 and recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon

Easement covering water mains running to well site described in Deed, Volume 185, page 157, Deed Records of Klamath County, Oregon,

Restrictions and easements contained in plat dedication.

A 20 foot building setback from street as shown on dedicated plat.

A 16 foot utility easement along rear lot line as shown on dedicated plat.

(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 as stated above, or those apparent upon the land, if any as of the date of this deed.

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 \$ 53,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (in which case) (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 25 day of September, 1978; 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.

William R. Dodge

William R. Dodge

Nancy E. Dodge

Nancy E. Dodge

STATE OF OREGON, County of Klamath) ss.
September 25, 1978.

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:

(If executed by a corporation, affix the corporate seal)

STATE OF OREGON,

County of Klamath

September 25, 1978.

Personally appeared the above named
William R. Dodge and
Nancy E. Dodge

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

Richard Steele

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 12, 1981.

William R. Dodge

GRANTOR'S NAME AND ADDRESS

Larry and Ruth Coon

GRANTEE'S NAME AND ADDRESS

After recording, return to:

Larry and Ruth Coon
1015 Tamara Drive
Klamath Falls, Oregon

RECORDING FEE

Send a change in requested fee to the nearest post office to the following address:

State Department of Veterans Affairs
1225 Perry Street R. 1.

Salem, Oregon

RECORDING FEE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of September, 1978, at 9:05 o'clock A.M. and recorded in book 478 on page 21243 or as file/reel number 55544. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By _____ Deputy
Fee \$3.00