

70388

MC 7869  
TIA# M-38-18970-1  
WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 16306

JUANITA JOHNSON

hereinafter called grantor, convey(s) to

DOUGLAS K. CODDINGTON, an unmarried man

all that real property situated in the County

of Klamath State of Oregon, described as:

All the following described portion of Lots 7 and 8 in Block 9 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at the Northwest corner of said Lot 8, thence running Easterly along the North line of said Lot 8, 36 feet and 8 inches; thence South 100 feet, more or less to the South line of said Lot 7, West 36 feet and 8 inches; thence North 100 feet, more or less, to the place of beginning.

## SUBJECT TO:

Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

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

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 \$ 29,200.00.

Dated this 7th day of June, 19 79.

Juanita Johnson

STATE OF OREGON, County of Klamath ss.

June 12, 1979 personally appeared the above named Juanita Johnson and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Harlene D. Addington  
Notary Public for Oregon

My commission expires: 3-22-81

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)

TO

After Recording Return to:

Mr. Douglas Coddington  
807 Fulton St., City 97601

Send Tax Statements To:

Peoples Mortgage Co.  
500 NE Multnomah Suite 350  
Portland, OR 97232

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of July, 19 79 at 8:50 o'clock AM and recorded in book 1179 on page 16306 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernard H. Litch Deputy

Fee \$3.00