

74465

MTC-8290-K WARRANTY DEED

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY M. SNEED Vol. ^m 79 Page 22709

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. A. COFFMAN and MARY R. COFFMAN, 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 Falls and State of Oregon, described as follows, to-wit:

SEE DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

- CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(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 on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$ 7,350.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) or the same is to be paid by the grantor in installments as follows:

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 25TH day of September, 1979; 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)

Dorothy M. Sneed AKA Dorothy Marie Sneed
DOROTHY M. SNEED

STATE OF OREGON,

County of Klamath

September 24, 1979

ss.

STATE OF OREGON, County of

19

ss.

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

DOROTHY M. SNEED

and acknowledged the foregoing instrument to be her

voluntary act and deed.

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)

OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Ms. Dorothy M. Sneed

635 Litway

Ashland, OR

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. R. A. Coffman

1436 Onyx

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-

ment was received for record on the

day of

19

at o'clock M., and recorded

in book on page or as

file/reel number.

Record of deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

Deputy

By

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

22710

DESCRIPTION

A portion of Lots 5 and 6 in Block 45 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning on the Easterly line of Tenth Street at the Southwesterly corner of said Lot 5; thence Northwesterly along said line of Tenth Street 40 feet to a point; thence Northeasterly at right angles to Tenth Street 133.66 feet, more or less, to a point on the Easterly line of said Lot 6; thence Southeasterly along said Easterly line of Lot 6, 15 feet to a point; thence Southwesterly and parallel to the Southerly line of said Lot 6, 36.66 feet to a point; thence Southeasterly and parallel to said Tenth Street, 15 feet to a point; thence Southwesterly and parallel to the Southerly line of said Lots 5 and 6, 40 feet to a point; thence Southeasterly and parallel to said Tenth Street, 10 feet to a point on the Southerly line of Lot 5; thence Southwesterly along the Southerly line of said Lot 5, 57 feet, more or less, to the place of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 25th day of September A. D. 1979 at 3:14 clock P. M., and duly recorded in Vol. M79, of Deeds on Page 22709

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha Shetch

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beginning at the corner of Tenth Street and Tenth Street, and running Northwesterly along said line of Tenth Street 40 feet to a point; thence Northeasterly at right angles to Tenth Street 133.66 feet, more or less, to a point on the Easterly line of said Lot 6; thence Southeasterly along said Easterly line of Lot 6, 15 feet to a point; thence Southwesterly and parallel to the Southerly line of said Lot 6, 36.66 feet to a point; thence Southeasterly and parallel to said Tenth Street, 15 feet to a point; thence Southwesterly and parallel to the Southerly line of said Lots 5 and 6, 40 feet to a point; thence Southeasterly and parallel to said Tenth Street, 10 feet to a point on the Southerly line of Lot 5; thence Southwesterly along the Southerly line of said Lot 5, 57 feet, more or less, to the place of beginning.

WONN LITE COMPANY, MTC NO. 8290-2

11/1/79

WONN LITE COMPANY

APR

22710