

80371

T/A # 38-20935 - Escrow # M-20934-8

WARRANTY DEED (CORPORATION)

Vol. 80 Page 2453

FORT COE CO.

OREGON

(State of incorporation)

corporation, hereinafter called grantor, conveys to

M. D. ROSE and STEPHANIE S. ROSE, Husband and Wife

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

SEE ATTACHED EXHIBIT "A"

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

as shown on attached exhibit "A"

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 \$ 129,500.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this

6th day of February, 19 80

By Hal Coe President

By Bonnie Coe Secretary

STATE OF OREGON, County of Klamath) ss.

On this 6th day of Feb., 19 80.

Personally appeared Hal Coe and Bonnie Coe who, being duly sworn, did say that he is the President and Secretary, respectively of Fort Coe Co 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 he acknowledged said instrument to be its voluntary act and deed.

Before me: Harlene T. 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 (CORPORATION)

TO

After Recording Return to:
T/A - So. 6th St.

Send Taxes To:
Mr. & Mrs. M. D. Rose
3510 Pine Tree Drive
City, 97601

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County. Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

EXHIBIT "A"

2454

Lot 5, South 10 feet of Lot 8 in Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon.

- SUBJECT TO: 1. An easement recorded August 1, 1942, in Book 149 at page 144 in favor of Pacific Telephone and Telegraph Company, a California Corporation.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded December 22, 1969 in Book M-69 at Page 10609.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Pine Grove Ponderosa.
4. Set back provisions as delineated on the recorded plat, 25 feet from the front lot line of all lots.
5. Utility easements as delineated on the recorded plat along the rear lot lines of all lots.
6. Trust Deed dated January 15, 1975, recorded January 16, 1975 in favor of Klamath First Federal Savings and Loan Association, which grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of Transamerica Title Co.
 this 7th day of February A. D. 1980 at 11:30 o'clock A. M., and
 duly recorded in Vol. M80, of Deeds on Page 2453
 Wm D. MILNE, County Clerk.
 By Bernard Hetsch
 Fee \$7.00