

1-1-74

87924

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELEANOR I. NIDEVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT B. COLEMAN and ALICE L. COLEMAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 50 feet of Lot 1, Block 18, FAIRVIEW ADDITION NO. 2, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

(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 a 25 foot right of way for tunnel passing through said property, below the surface, of record

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 \$6,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.0000.00

① ~~However, the actual consideration consists of xxxxxxxx other property xxxxxx given xxxxxxxx which is the whole consideration (indicate number)~~ (The sentence between the symbols ①, 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 4th day of August, 1980;
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.

Edward J. Fiddner

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
) ss.
County of Klamath)
 19.....

Personally appeared the above named
Eleanor I. Nidever

..... and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me: Loren Leim
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-12-84

STATE OF OREGON, County of _____) ss.
_____ 19____.

Personally appeared _____ and _____ who, being duly sworn, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Eleanor I. Nidever
3113 Bristol, Sp. 3
Klamath Falls, OR 97601

Robert B. Coleman and
Alice L. Coleman
4611 Frieda, Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS 9760

After recording return for:

Richard C. Beesley
220 Main St., Suite 2A
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Robert B. Coleman		
4611 Frieda		
Klamath Falls, OR 97601		
NAME	ADDRESS	ZIP

NAME ADDRESS ZIP

STATE OF OREGON, } ss
County of Klamath

I certify that the within instrument was received for record on the 7th day of August, 1980, at 3:49 o'clock P. M., and recorded in book/reel/volume No. M80 on page 14734 or as document/fee/file/instrument/microfilm No. 87924. Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
NAME TITLE
By Berntha W. Sted Deputy

Fee \$3.50