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T/A 38-21999-8-J
WARRANTY DEED (INDIVIDUAL)Vol. 14 Page 16296

MARY CARLENE BUNYARD, an estate in fee simple

R. A. COFFMAN and MARY R. COFFMAN, husband and wife hereinafter called grantor, convey(s) to

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

(See attached "Exhibit A" for legal description)

*80 AUG 27 PM 2 40

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed 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 \$ 28,323.30.Dated this 26th day of August, 19 80.Mary Carlene Bunyard
MARY CARLENE BUNYARDSTATE OF OREGON, County of Klamath) ss.On this 26th day of August, 19 80 personally appeared the above named Mary Carlene Bunyard instrument to be her voluntary act and deed, and acknowledged the foregoing

Before me:

[Signature]
Notary Public for OregonMy commission expires: 2/14/81

- * 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)

Bunyard

TO

CoffmanAfter Recording Return to: AND SEND
TAX STATEMENTS TO:
Mr. and Mrs. R. A. Coffman4436 Onyx
K. Falls, OR 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"

16297

LEGAL DESCRIPTION:

A tract of land in the County of Klamath, State of Oregon,
described as follows:

Beginning at a point on the East and West quarter line which lies North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and runs thence: continuing North 88° 57' East along the East and West quarter line a distance of 135 feet to an iron pin; thence North 1° 12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88° 57' West parallel to the East and West quarter line a distance of 135 feet to a point; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning, being in the S½SW¼NW¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM any portion lying within Winter Avenue.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. 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 : August 4, 1945 Book: 178 Page: 457
5. Taxes for the year 1980-81 are now a lien but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 27th day of August A. D. 1980 at 2:40 clock P.M., and
fully recorded in Vol. M80, of Deeds on Page 16296

Wm D. MILNE, County Clerk

By Bernetha J. Letoch

Fee \$7.00