

KNOW ALL MEN BY THESE PRESENTS, That

William Walter Coady and Michele Laird Coady, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Shan R. Britton and Vickiel Britton, 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 and State of Oregon, described as follows, to-wit:

Lot 4, in Block 39, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that 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 \$ 57,600.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) @ (The sentence between the symbols @, 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 17th day of September, 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.

(If executed by a corporation,
affix corporate seal)

William Walter Coady
William Walter Coady

Michele Laird Coady
Michele Laird Coady

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 _____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,)
County of Klamath) ss.
September 22, 1980

Personally appeared the above named
William Walter Coady and
Michele Laird Coady

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Missouri
Sharon Goodman

Notary Public for Missouri

My commission expires: 3/06/81

William Walter Coady and Michele Laird Coady

2609 Brookridge

St. Charles, Mo. 63301

GRANTOR'S NAME AND ADDRESS

Shan Ray Britton and Vicki Lynn Britton

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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 _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
Account No.: 21-4008-620 Tax Lot 11700

18517

2. Reservations as contained in plat dedication, to wit:

"Subject to the following restrictions: (1) A 25 foot building set back from front property lines. (2) Public utility easement 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the ajoined property is properly developed. (4) All sanitary facilities subject to approval of the Oregon Department of Environmental Quality. (5) Direct access is vacated to the Keno-Worden Road from all lots. (6) Direct access is vacated to Folly Lane from Lots 3-7, Block 31. (7) Lot 36, Block 35 (Marina Lot) is held in common ownership with all lots. (8) A 25 foot building set back from right of way line of street on which the lot sides. (9) Sanitary setback from Klamath River as shown on the annexed plat."

4. Proposed street lien for improvements of Green Wing Loop and Red Wing Loop,
Filed: January 25, 1980
Property Owner: William and Michele Coady
Estimated Amount: \$2,042.35

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mounfain Title Co.

this 26th day of September A. D. 19 80 at 12:53 clock P M., an

4. ly recorded in Vol. M80, of Deeds on Page 18516

Wm D. MILNE, County Cle.

By Bernetha Heloich

Fee \$7.00