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Vol. ^m 81 Page 2820WARRANTY DEED

HAL F. COE and ELIZABETH M. COE, husband and wife,
hereinafter called grantors, convey to GEORGE E. BROSTERHOUS,
all that real property situated in Klamath County, State of Oregon,
described as:

A tract of land situated in Lot 3 and Lot 4, Block
38 of Linkville, now City of Klamath Falls, Oregon,
more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4;
thence North 50°55' W along the Southwesterly line of
said Lot 4 a distance of 81.20 feet to the Northwesterly
face of a party wall; thence North 39°12'36" E along
the Northwesterly face of said party wall a distance of
90.50 feet; thence North 50°55' W a distance of 39.60
feet to a one-half inch iron pin on the Northwesterly
line of said Lot 3; thence North 39°05' E a distance of
39.75 feet to the most Northerly corner of said Lot 3;
thence South 50°55' E a distance of 120.00 feet to the
most Easterly corner of said Lot 3; thence South 39°05' W
a distance of 130.25 feet to the point of beginning.
TOGETHER WITH all of the right, title and interest of
grantors under the terms and provisions of a certain party
wall agreement dated March 21, 1929, and recorded June 11,
1931, in Volume 95 of Deeds, page 447 Records of Klamath
County, Oregon, and all of the right, title and interest
of grantors under the terms and provisions of a certain
party wall agreement dated November 17, 1967, and recorded
November 24, 1967, in Microfilm records as Document No.
18510 Volume M-67 at page 9056, Records of Klamath
County, Oregon

and covenants that the grantors are the owners of the above
described property free of all encumbrances except:

- (1) That certain party wall agreement dated March 21,
1929, and recorded June 11, 1931, in Volume 95 of Deeds,
page 447, Records of Klamath County, Oregon.
- (2) That certain party wall agreement dated November 17,
1967, and recorded November 24, 1967, in Microfilm records
as Document No. 18510, Volume M-67 at page 9056 Records
of Klamath County, Oregon.

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(3) Perpetual easement for ingress and egress to Stern S. Skeen, as set forth in deed recorded November 24, 1967, in M-67 at page 9059.

(4) Mortgage, including the terms and provisions thereof, dated November 24, 1967, recorded November 24, 1967 in M-67 at page 9079, given to secure the payment of \$26,000.00, with interest thereon and such future advances as may be provided therein, executed by Keith L. Rice and Virginia Rice, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation.

(5) Assignment of rentals, recorded November 24, 1967, in Book M-67 at page 9081 Mortgage Records, given as additional security to the mortgage shown at Exception No. 4 above.

AND SUBJECT TO:

(1) Contract, including the terms and provisions thereof, dated January 24, 1969, recorded February 17, 1969, in M-69 at page 1259 between Keith L. Rice and Virginia Rice, vendor, and Hal F. Coe and Elizabeth M. Coe, vendee, which grantee herein assumes and agrees to pay 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 \$112,553.34.

The foregoing recital of consideration is true as I verily believe.

Dated this 2 day of June, 1970.

Hal F. Coe
Elizabeth M. Coe

STATE OF OREGON)
County of Klamath) ss.

June 2, 1970

Personally appeared the above named Hal F. Coe and Elizabeth M. Coe, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Lynn Lynn Stork
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-18-72



RETURN TO:
Brosterhouse Construction Co.
1541 Elm Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of February A.D., 1981 at 4:24 o'clock P M., and duly recorded in Vol M81 of Deeds on page 2820.

Fee \$ 7.00

EVELYN BIEHN
COUNTY CLERK
By *Bernetha H. H. H.* Deputy