

96845

WARRANTY DEED (INDIVIDUAL)

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4137

HAROLD W. COFFELT and WANDA L. COFFELT, husband and wife

, hereinafter called grantor, convey(s) to

J. CLAUDE BOWDEN and THELMA MARIE BOWDEN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 91, MOYINA, In the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Moyina.

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

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 \$55,000.00.*

Dated this 6th day of March, 1981.

Harold W. Coffelt
HAROLD W. COFFELT

Wanda L. Coffelt
WANDA L. COFFELT

STATE OF OREGON, County of Klamath) ss.

March 6, 1981 personally appeared the above named
Harold W. Coffelt and Wanda L. Coffelt and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My commission expires: 2/14/85

* 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)

HAROLD W. COFFELT and WANDA L.
COFFELT

TO

J. CLAUDE BOWDEN and THELMA MARIE
BOWDEN

After Recording Return to:

Mr. and Mrs. J. Claude Bowden
Rt. 5 Box 1068
Klamath Falls, Oregon 97601

Send tax statements to the same
address as shown above

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 9th day of March, 1981
at 11:18 o'clock A M. and recorded in book M81
on page 4137 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk Title

By Bernetha A. Peters Deputy

Fee \$3.50