

K-34243 96884

WARRANTY DEED

Vol. 780 Page 4193

KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. DORE, JEANNE M. DORE AND ROSE G. YOUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Coggin and Anne Coggin, 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(s) 22 in Block 6 of

MOUNTAIN LAKES HOMESITES, according to the official plat

thereof on file in the office of the County Clerk of

Klamath County, Oregon.

## SUBJECT TO:

Reservations, restrictions, and rights-of-way of record or apparent on the face of the land.

~~xxx payable:~~

(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 those as set forth above.

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 \$13,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 7 day of March, 1981; 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)

ROSE G. YOUNG

EDWARD C. DORE  
JEANNE M. DORE

By:

Her attorney in fact

STATE OF NEW YORK

County of New York

March 3, 1981

Personally appeared the above named

ROSE G. YOUNG

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

Before me, Notary Public for NEW YORK

My Commission Expires March 30, 1981

STATE OF OREGON, County of ) ss.

Personally appeared ) 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 ) 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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mr. and Mrs. Richard Coggin  
1049 Kamaole St.  
Honolulu, Hawaii 96825

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

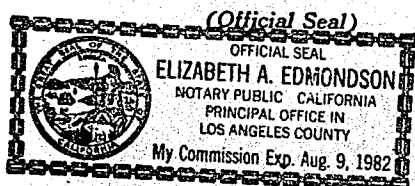
STATE OF CALIFORNIA

County of LOS ANGELES

ss.

On this the 26th day of FEBRUARY, 19 81 personally appearedEDWARD C. DORE  
who, being duly sworn (or affirmed), did say that he is the attorney in fact forJEANNE M. DORE and  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

Before me:



*Elizabeth A. Edmondson*  
(Signature)

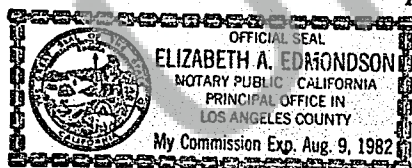
Notary for California  
MY COMMISSION EXPIRES:

AUGUST 9, 1982

STATE OF California

County of LOS ANGELES

ss.

BE IT REMEMBERED, That on this 26th day of FEBRUARY, 19 81,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
namedEDWARD C. DOREknown to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that HE executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

*Elizabeth A. Edmondson*  
Notary Public for California  
My Commission expires AUGUST 09, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Titel Co.this 9th day of March A.D. 19 81 at 3:46 o'clock p.m.duly recorded in Vol. M81, of Deeds on Page 4193.

EV. LYN BIEHN, County Clerk  
By *Bernetha H. Helchow*

Fee \$7.00