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

all that real property situated in the County
of Klamath, State of Oregon, described as:
A tract of land in the County of Klamath, State of Oregon, described as follows:
Beginning at a point of 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 of the City of Klamath Falls
- 2) Regulations of Klamath Irrigation District
- 3) Regulations of South Suburban Sanitary District
- 4) Covenants, easements and restrictions recorded August 4, 1945 Book: 178 in Page 457

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth 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 \$ 39,000.00.

**

Dated this 28th day of May, 19 81.

R.A. Coffman
R. A. Coffman

Mary R. Coffman
Mary R. Coffman

STATE OF OREGON, County of Klamath) ss.

On this 28th day of May, 19 81 personally appeared the above named
R. A. Coffman and Mary R. Coffman and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

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)

Coffman

TO

Coffman

After Recording Return to:

Mr. and Mrs. Dennis Wayne Coffman
4516 Winter Avenue
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Salem, OR 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)
) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 29th day of May, 19 81
at 3:54 o'clock P. M. and recorded in book M81
on page 9610 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title

By Debra A. Jansen Deputy

Fee \$3.50