

WARRANTY DEED—SURVIVORSHIP

Vol. 471 Page 14125

1-1-74

2998

KNOW ALL MEN BY THESE PRESENTS, That Ray K. Coddington and Shirley Jean Coddington, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ray K. Coddington and Shirley Jean Coddington, husband and wife as to an undivided one-half interest and Douglas Coddington as to an undivided one-half interest, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those of record and apparent to the land.

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 \$ other than money. (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 7th day of Aug, 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)

STATE OF OREGON,

County of Klamath

8-17, 1981

Personally appeared the above named Douglas Coddington as power of attorney for Ray K. Coddington and Shirley Jean Coddington and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Linda Stelle, Notary Public for Oregon, My commission expires 7/13/81

STATE OF OREGON, County of

Personally appeared, 19

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

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:

Mr. and Mrs. Ray K. Coddington

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Ray K. Coddington and Douglas Coddington

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ray K. Coddington
1267 S. Apache Road
Apache Junction, Ariz 85220

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

14126

LEGAL DESCRIPTION

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, all in Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 22, said point being North 89° 36' 09" West 494.59 feet from the West 1/16 corner common to said Sections 22 and 27; thence North 89° 36' 09" West along the said South line, 180.00 feet; thence North 05° 29' 19" East 228.47 feet; thence North 73° 00' 00" East 150.00 feet; thence South 17° 00' 00" East 100.00 feet; thence along the arc of a curve to the right (radius is 170.00 feet and the central angel is 28° 47' 47") 85.44 feet; thence along the arc of a curve to the left (radius is 230 feet and central angel is 44° 09' 56") 177.29 feet; thence North 32° 22' 09" West 92.00 feet to the point of beginning, ALSO a 15 foot strip of land measured at right angles Easterly from the following described line: Beginning at a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 22, said point being North 89° 36' 09" West 476.41 feet from the West 1/16 corner common to said Sections 22 and 27; thence along the arc of a curve to the left (radius point bears North 78° 34' 43" East 230.00 feet and central angle is 20° 56' 52") 84.09 feet; thence South 32° 22' 09" East 626.25 feet, more or less, to the Westerly right of way line of the Old Fort Road, with bearings based on solar observation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title
 this 10 day of Aug A.D. 19 81 at 9:38 clock A.M.,
 duly recorded in Vol. M 81, of Deeds on Page 14125

7.00

EVELYN BIEHN, County Clerk
 By [Signature]

M.C. 1396

2999

ASSIGNMENT OF CONTRACT AND DEED

14127

DOUGLAS CODDINGTON

Grantor,

for value received hereby grant, bargain, sell and convey unto RAY K. CODDINGTON and SHIRLEY JEAN CODDINGTON, husband and wife as to an undivided one-half interest and DOUGLAS CODDINGTON as to an undivided one-half interest, not as tenants in common but with the right of survivor- Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit: ship

SEE ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the

10th day of November, 19 78, and recorded November 15th, 1978

between DALE O. WOODS and KAREN A. WOODS, husband and wife

as Seller, and DOUGLAS CODDINGTON

as Purchaser, for the sale and purchase of the above described real estate. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract and Grantors hereby covenant that there is now unpaid

on the principal of said contract the sum of \$ unknown, plus interest from unknown

The true consideration for this conveyance is \$ OTHER THAN MONEY

Dated: 8/7, 19 81

(Seal)

Douglas Coddington

(Seal)

(Seal)

(Seal)

STATE OF OREGON, County of Klamath) ss. August 7, 19 81

Personally appeared the above named Douglas Coddington

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

Before me: Arinda Stille

Notary Public for Oregon

7/13/85

My Commission Expires

Grantee's Address:

ASSIGNMENT OF CONTRACT AND DEED

Mr. Doug Coddington

GRANTOR

Mr. & Mrs. Ray K. Coddington and

Doug Coddington

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Mr. Doug Coddington

805 Fulton

Klamath Falls, Oregon 97601

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 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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer Deputy

14128

LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, all in Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the West 1/16 corner common to said Sections 22 and 27; thence North 00° 29' 45" East 80.00 feet; thence North 89° 30' 15" West 195.59 feet; thence North 39° 31' 00" West 62.26 feet to the true point of beginning of this description; thence North 17° 00' 00" West 280.19 feet; thence South 73° 00' 00" West 160.00 feet; thence South 17° 00' 00" East 160.00 feet; thence along the arc of a curve to the right (radius is 230.00 feet and central angle is 28° 47' 47") 115.60 feet; thence along the arc of a curve to the left (radius is 170.00 feet and central angle is 16° 51' 06") 50.00 feet; thence North 62° 43' 34" East 209.11 feet to the true point of beginning. ALSO beginning at the West 1/16 corner common to said Sections 22 and 27; thence North 00° 29' 45" East 80.00 feet; thence North 89° 30' 15" West 195.59 feet; thence North 39° 31' 00" West 62.26 feet; thence North 17° 00' 00" West 280.19 feet; thence South 73° 00' 00" West 160.00 feet to the true point of beginning of this description, being a 15 foot strip of land measured at right angles Westerly from the following-described line; Thence South 17° 00' 00" East 160.00 feet; thence along the arc of a curve to the right (radius is 230.00 feet and central angle 28° 47' 47") 115.60 feet; thence along the arc of a curve to the left (radius is 170.00 feet and central angle is 44° 09' 56") 131.04 feet; thence South 32° 22' 09" East 495 feet, more or less, to the Westerly right of way line of Old Fort Road, with bearing based on solar observation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Titlethis 10 day of Aug A. D. 1981 at 9:38 o'clock A M., andduly recorded in Vol. M 81, of Deeds on Page 14128

Fee 7.00

By EVELYN BIEHN County Clerk