

JERRY L. COUGHRAN and NANCY L. COUGHRAN, husband and wife

VICTORIA TAYLOR

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 5, Block 17 of Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
 2. Regulations, including levies, assessments, water and irrigation rights & easements for ditches and canals, of Enterprise Irrigation District.
 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded March 25, 1975 in Book M-75 at page 3318.
 5. An easement created by instrument, including the terms and provisions thereof, recorded December 1, 1975 in Book M-75 at page 15098, re-recorded in Book M-76, Page 733 on January 15, 1976, in favor of Pacific Power & Light for the installation of an underground electrical circuit.
 6. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See 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 \$ 85,500.00.Dated this 18th day of August, 19 81.STATE OF OREGON, County of Klamath) ss.

On the 18th day of August, 19 81 personally appeared the above named Jerry L. Coughran and Nancy L. Coughran and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-22-85

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)

TO

After Recording Return to: Victoria Taylor

Ms. Victoria Taylor
3941 La Marada
City, 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of August, 1981, at 10:39 o'clock AM, and recorded in book M81 on page 14770 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Bernetha H. Letcher Deputy