

hereinafter called grantor, convey(s) to

all that real property situated in the County

The Northeasterly 55 feet of Lot 3 and the Southwesterly 55 feet of Lot 4 in MOYINA, in the County of Klamath, State of Oregon.

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 \$ 38,846.05

Dated this 28th day of October 1981

JAMES F. COBURN

THELMA M. COBURN

STATE OF OREGON, County of Klamath) ss.

On this 28th day of October, 1981 personally appeared the above named James F. Coburn and Thelma M. Coburn and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires:

* 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)

Coburn

TO

Wiseman

After Recording Return to:
Mr. and Mrs. Earnest E. Wiseman
1107 Carlson Drive
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Salem, OR 97310

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

_____ Title

By _____ Deputy

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, reservations, conditions, easements, and set back lines, as set out on the plat and in the dedication of Moyina.
5. Right of way, including the terms and provisions thereof, granted to Pacific Power & Light Company, instrument recorded April 5, 1940, in Deed Volume 128, page 267.
6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$33,250.00
Dated : November 10, 1975
Recorded : November 12, 1975 Book: M-75 Page: 14174
Mortgagor : James F. Coburn and Thelma M. Coburn
Mortgagee : State of Oregon, acting through the Director of Veterans' Affairs. (Loan No. M33714)

WHICH THE GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 29th day of October A.D. 19 81 at 3:41 o'clock P.M., and

July recorded in Vol. M81, of Deeds on Page 18908

By Evelyn Biehn Evelyn Biehn, County Clerk

Fee \$8.00