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WARRANTY DEED (CORPORATION)

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FORT COE CO.

OREGON

(State of incorporation)

corporation, hereinafter called grantor, conveys to

GERALD R. CANNON and GLORIA A. CANNON, Husband and Wife

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

as shown on attached exhibit "A"

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 \$ 3,500.00 \*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this  
7th day of February, 19 80.

(Corporate Seal)

By Hal Coe President

By Bonnie Coe Secretary

STATE OF OREGON, County of Klamath ) ss.

February 7, 19 80.

Personally appeared Hal Coe and Bonnie Coe who, being duly sworn, did say that he is the President and Secretary, respectively of FORT COE CO. 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me: Darlene J. Haldington  
Notary Public for Oregon  
My commission expires: March 22, 1981\* 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 (CORPORATION)

TO

After Recording Return to:  
Mr. & Mrs. Gerald R. Cannon  
611 Pine Grove Road  
Klamath Falls, Oregon 97601

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

EXHIBIT "A"

16247

Lot 8, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the South 10 feet thereof.

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof, recorded August 1, 1942 in Book 149 at Page 144 in favor of Pacific Telephone and Telegraph Company, a California Corporation.

2. 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 December 22, 1969, in Book M-69 at Page 10609.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Pine Grove Ponderosa.

4. Set back provisions as delineated on the recorded plat, 25 feet from the front lot line of all lots.

5. Utility easements as delineated on the recorded plat along the rear lot lines of all lots.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 20th day of Sept. A.D. 1983 at 3:38 o'clock P M., and  
duly recorded in Vol. M 83, of Deeds on Page 16246

Fee: \$8.00

By EVELYN BIEHN, County Clerk  
Pam Smith