

35229

MTG 2227

WARRANTY DEED

Vol. M84 Page 5565

KNOW ALL MEN BY THESE PRESENTS, That CURTIS N. COLEMAN and CHRISTINA P. COLEMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN S. BROWNFIELD and LEANNE D. BROWNFIELD, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Forty-five (45) feet off the Northeasterly side of Lot seven (7) and five (5) feet off the Southwesterly side of Lot eight (8) in Block fifty (50) in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows, to wit:

Commencing at a point on the Northwest line of Block fifty (50) of said NICHOLS ADDITION, 150 feet Northeasterly from the Northwest corner of said Block; thence, Southeasterly and parallel with 11th Street, 110 feet to the alley; thence, North-easterly along the Northwest line of the alley, 50 feet; thence, Northwesterly and parallel with 11th Street, 110 feet to Jefferson (formerly Bush) Street; thence, Southwesterly along the Southeasterly line of said Jefferson Street, 50 feet to the point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above,

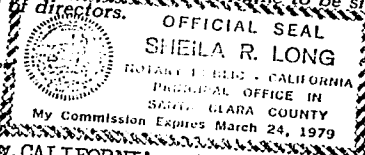
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 2nd day of September, 1976; 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 corporate officer corporate seal)



STATE OF CALIFORNIA  
County of Santa Clara  
September 2, 1976

Personally appeared the above named  
Curtis N. Coleman and Christina P. Coleman

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

Before me:  
Notary Public for Oregon  
My commission expires: 3/24/79  
Sheila R. Long

STATE OF OREGON, County of Klamath  
Personally appeared  
Curtis N. Coleman  
Christina P. Coleman

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Curtis & Christina Coleman

GRANTOR'S NAME AND ADDRESS  
John & Leanne Brownfield

GRANTEE'S NAME AND ADDRESS  
Mountain Title Co.

NAME, ADDRESS, ZIP  
Until a change is requested, all tax statements shall be sent to the following address.  
No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 5th day of April, 1984, at 2:30 o'clock P.M., and recorded in book M84 on page 5565 or as file/rec'd number 35229. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy

Fee: \$4.00

SPACE RESERVED FOR RECORDER'S USE