

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MARY L. SMITH,
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has bargained and sold, and by these presents does grant, bargain, sell and convey unto
STEPHEN R. COE and SHERYL M. COE,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 9 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls; 20-ft. building setback from Hillside Avenue as shown on dedicated plat; Reservations and restrictions as contained in plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, as contained in Deed recorded August 5, 1955 in Vol. 276, page 300, Deed Records of Klamath County, Oregon, and Amendment thereto recorded January 5, 1956 in Volume 280, page 263, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00.
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 14th day of June 19 84.
15 (MS)
(SEAL) Mary L. Smith (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Mary L. Smith June 15, 19 84.

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

Before me:

Darlene J. Smith
Notary Public for Oregon.
My commission expires 6-16-89

After recording return to:

Klamath First Federal S+L
540 Main St
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Coe's C/o Klamath First Fed
540 Main St
Klamath Falls, OR 97601

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of June 19 84, at 1:50 o'clock P.M. and recorded in book MS4 on page 10035 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

County Clerk—Recorder
By Pam Smith
Deputy

Fee: \$4.00