



42340

STATUTORY WARRANTY DEED

K-37347 Vol. M84

Page

17897

BEVERLY C. PLATH, who took title as BEVERLY C. COLEY

conveys and warrants to WILLIAM S. COLEY, JR. and SUZANNE A. COLEY, Husband and Wife; Grantor, and Grantee. the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 in Block 24 Third Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

This property is free of liens and encumbrances, EXCEPT: 1984-85 Real Property Taxes, unpaid; Reservations & Restrictions in the dedication of Third Addition to Nimrod River Park; Declaration of Restrictions for Third Addition To Nimrod River Park, dated June 2, 1966, recorded June 10, 1966, in Volume M66 page 6074, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$ 1,000.00

DATED this 8 day of October 1984

Beverly C. Plath BEVERLY C. PLATH

STATE OF California County of Nevada ss.

The foregoing instrument was acknowledged before me this 8 day of October 19 84 by Beverly C. Plath

CORPORATE ACKNOWLEDGMENT STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this day of 19 by and by of a corporation, on behalf of the corporation.

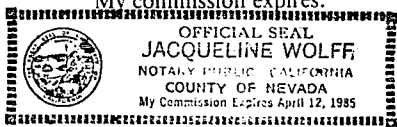
Suzanne Dineff

California

Notary Public for Oregon

My commission expires:

SEAL



Title Order No. Escrow No. 841775 - Cmc

After recording return to: First American Title Insurance Co. 310 S.W. Fourth Avenue Portland, Oregon 97204

Attn: Carol NAME, ADDRESS, ZIP

McCleary Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

Notary Public for Oregon My commission expires:

SEAL

THIS SPACE RESERVED FOR RECORDER'S USE STATE OF OREGON, ) County of Klamath ) Filed for record at request of

on this 17th day of October A.D. 1984 at 3:49 o'clock P M, and duly recorded in Vol. M84 of Deeds Page 17897

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee \$4.00