

BERNICE MATTHEWS, Grantor, conveys and warrants to DOROTHY S. COKE, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in the County of Klamath, State of Oregon, legally described as follows, to-wit:

"Lot 21 and the Easterly 2 feet of Lot 20, according to the official plat of SUNRISE PARK filed for record the 15th day of August, 1940, in the County of Klamath, State of Oregon, EXCEPTING the South 80 feet thereof."

## SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
- 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- 4) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
- 5) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunrise Park.

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 for this conveyance is \$48,800.00.

DATED THIS 5<sup>th</sup> day of April, 1985.

STATE OF OREGON )  
County of Klamath )

Personally appeared the above-named BERNICE MATTHEWS and acknowledged the foregoing instrument to be her voluntary act and deed.

Grantor's Name and Address  
Bernice Matthews

Grantee's Name and Address  
Dorothy S. Coke

Bernice Matthews  
BERNICE MATTHEWS, Grantor

Date: APRIL 5, 1985

Shall A Page  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4/24/85

After recording, return to

KFFSL  
540 MAIN  
KFO

Until a change is requested all tax statements shall be sent to:

KFFSL  
540 MAIN ST.  
KFO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..  
this 5th day of April A.D. 19 85 at 2:46 o'clock P M., and  
duly recorded in Vol. M85, of Deeds on Page 5021

WARRANTY DEED

Fee: \$5.00

By Evelyn Biehn  
EVELYN BIEHN, County Clerk

'85 APR 5 PM 2 46