WARRANTY DEED (Individual or Corporate) FORM No. 633 39254 Vol 00 WARRANTY DEED 71208 KNOW ALL MEN BY THESE PRESENTS, That William F. Cox and Betty J. Cox husband hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dillard John Coker and Lila Mae Coker as husband and wife , hereinafter called 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: Seatchalong the South line of the MEL/4 Sol, 4 See legal description as it appears on the reverse of this deed. sust 32.321 ho sonastib a Ve yandpin ho yea viise arts ar magness of a contex of the noise to an inter of the noise the solution and the solution of the s Essearty right of way line of the vildhrist s vissess aus oncle visertestesson and the and the provident loca (neumon version to 2 +0.0Long to Barry :1. sail vicesting ~ geones bank it the regular of the 5 M MIR SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE 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 0 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances rovestig in Robert, hange i gang reactor darada angsai and that 8 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 \$ 55,000.00 OXRONOWERX XMEX XEXXEEX REGESTER HER XOOM HEES XX XOOX XOOM CESS WHEEX MUMEXON XX XXEN NEX XEX NOX XEX NOX XXXXXXX XXXXXXX XX the whole of the second state of the sector of the sector of the symbols (), it 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 day of February , <u>1987</u>; 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. 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. STATE OF OREGON, County STATE OF OREGON, County of Deschutes Personally appearedwho, being duly sworn, February 9, 1987 each for himself and not one for the other, did say that the former is the Personally appeared the above named Dillard John Coker and Lila Mae Coker president and that the latter is the secretary of ... and acknowledged the toregoing instruand that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: a corporation, (OFFICIAL SEAL) Beioren OF HIGAL WAR 1 Votacy Public tor Oregon OF 0 My commission expires: 9/26/87 Notary Public for Oregon (if executed by a corporation, affix corporate seal) My commission expires: STATE OF OREGON, William F. Cox Eetty J. Cox County of I certify that the within instru-GRANTOR'S NAME AND ADDRESS ment was received for record on the Dillard John Coker and Lila Mae Coker day of, 19.. P.O.Box 141 Crescent, Oregon 97733 in book/reel/volume No...... on PACE RESERVED GRANTEE'S NAME AND ADDRESS or as fee/file/instru-FOR page . After recording return to ECORDER'S USE ment/microfilm/reception No Dillard and Lila Coker Record of Deeds of said county. P.O.Box 141 Witness my hand and seal of Crescent, Oregon 97733 County affixed. Until a change is requested all tax statements shall be sent to the follo Dillard John Coker and Lila Mae Coker TLE NAME P.O.Box 141 Denuty Crscent, Oregon 97733 NAME, ADDRESS, ZIN Bv

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A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Highway 97 which lies Westerly 50 feet at right angles from its center and which iron pin also lies South 89 degrees 48' East along the South line of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, a distance of 315 feet and North 39 degrees 40' East along the Westerly right of way of Highway 97 a distance of 153.45 feet from the brass cap corner which marks the Southwest corner of the NEL/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence North 50 degrees 20' West at right angles a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Company, Ltd. Railroad; thence Northeasterly along the Easterly right of way line of the Gilchrist Company Ltd. Railroad to its intersection with the Southerly right of way line of Ward Street extended; thence Southeasterly along the Southerly line of Ward Street 155 feet to its intersection with the Westerly right of way line of the Highway 97, which point is marked by an iron pin 50 feet Westerly at right angles from its center; thence South 39 degrees 404 West along the Westerly right of way line of the Highway 97 a distance of 271.9 feet, more or less, to the point of beginning, said tract being a portion of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian of Klamath County, Oregon.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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