

OA

K-39254

WARRANTY DEED

Vol. MS7Page 2064

71208

KNOW ALL MEN BY THESE PRESENTS, That William F. Cox and Betty J. Cox husband and wife

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:

See legal description as it appears on the reverse of this deed.

(IF 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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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

the whole 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 9 day of February, 1987; 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.

William F. Cox
Betty J. Cox

STATE OF OREGON, } ss.
County of Deschutes
February 9, 1987

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(if executed by a corporation, affix corporate seal)

William F. Cox
Betty J. Cox

GRANTOR'S NAME AND ADDRESS

Dillard John Coker and Lila Mae Coker
P.O. Box 141
Crescent, Oregon 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dillard and Lila Coker
P.O. Box 141
Crescent, Oregon 97733

NAME, ADDRESS, ZIP

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

Dillard John Coker and Lila Mae Coker
P.O. Box 141
Crscent, Oregon 97733

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

*07 FEB 9 PM 2 22

DESCRIPTION SHEET

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 NE1/4 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 40' 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 9th day
of February A.D., 19 87 at 2:22 o'clock P M., and duly recorded in Vol. M87
of _____ at _____ on Page 2064
Deeds

Evelyn Biehn, County Clerk
By _____

FEE \$14.00

STATE OF OREGON, County of _____
I, _____, County Clerk,
do hereby certify that the foregoing
instrument was duly recorded
in the _____
book of _____
pages _____
and that the same is a true and
correct copy of the original
instrument as the same appears
from the records of said County
and State.

STATE OF OREGON
COUNTY OF KLAMATH
RECORDED
FEB 10 1987
EVELYN BIEHN, County Clerk
By _____

STATE OF OREGON
County of _____
I, _____, County Clerk,
do hereby certify that the within
instrument was duly recorded
in the _____
book of _____
pages _____
and that the same is a true and
correct copy of the original
instrument as the same appears
from the records of said County
and State.

STATE OF OREGON
COUNTY OF KLAMATH
RECORDED
FEB 10 1987
EVELYN BIEHN, County Clerk
By _____