

71738
KNOW ALL MEN BY THESE PRESENTS, That Robert B. Coleman and Alice L. Coleman
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Tommy L. Coleman and
Dauida L. Coleman, husband and wife, husband and wife, hereinafter called the grantees, does
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Westerly 50 feet of Lot 1, Block 18, FAIRVIEW ADDITION NO. 2, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

**"This instrument will not allow use of the property described in this
instrument in violation of applicable land use laws and regulations.
Before signing or accepting this instrument, the person acquiring fee
title to the property should check with the appropriate city or county
planning department to verify approved uses."**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor
is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of
record and apparent to the land

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 \$5,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)
①

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 24th day of February, 19 87;
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.

Robert B. Coleman
Robert B. Coleman

Alice L. Coleman
Alice L. Coleman

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
February 24th, 19 87

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

Personally appeared the above named
Robert B. Coleman and Alice L. Coleman, husband and wife

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 _____

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

_____, 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 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:
[Signature]
Notary Public for Oregon
My commission expires 3-2-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mountain Title Company
407 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Tommy L. Coleman
722 Donald Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
25th day of February, 19 87,
at 8:57 o'clock M., and recorded
in book/reel/volume No. M87 on
page 3043 or as document/fee/tile/
instrument/microfilm No. 71738,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Sam Smith Deputy
Fee, \$10.00

SPACE RESERVED
FOR
RECORDER'S USE