

86411

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S-31930

WARRANTY DEED (INDIVIDUAL)

FRANK WATERS JOHNSON also known as FRANK W. JOHNSON,

convey(s) to STEPHEN R. COE and SHERYL M. COE, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lots 1, 2 and 3, Block 21, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Mountain View Addition to the City of Klamath Falls.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,500.00. However, the actual consideration consists of other property or value given or promised which is part of the consideration indicated by the words between symbols in not applicable. (See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of April, 19 88.

Frank Waters Johnson
FRANK WATERS JOHNSON, also known as
FRANK W. JOHNSON

STATE OF OREGON, County of Klamath)ss.

On this 18th day of April, 19 88.

Personally appeared the above named FRANK WATERS JOHNSON, also known as
FRANK W. JOHNSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-15-90

Frank Waters Johnson, also known as
Frank W. Johnson

GRANTOR'S NAME AND ADDRESS

Stephen R. Coe
Sheryl M. Coe

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stephen R. Coe and Sheryl M. Coe
625 HILLSIDE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Stephen R. Coe and Sheryl M. Coe
SAUNE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of April, 19 88, at 3:28 o'clock P. M., and recorded in book/reel/volume No. M88 on page 6056 or as document/fee/file/instrument/microfilm No. 86411, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Bernetha A. Litch Deputy

Fee \$10.00