

87892

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON
Vol. 11 Page 8618

KNOW ALL MEN BY THESE PRESENTS, That RONALD K. BLACKSMITH & BONNIE M. BLACKSMITH, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK COFFMAN & CINDI COFFMAN, husband and wife
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 ATTACHED HERETO AND MADE A PART HEREOF.

(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 EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$16,000.00.

~~the whole or part of the consideration (indicate which) or the grantor has reserved or retained any interest in the premises or any part thereof.~~
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 27th day of May, 1988, 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 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.

STATE OF OREGON,

County of Klamath } ss.
5-24, 1988

Personally appeared the above named
Ronald K. Blacksmith & Bonnie M. Blacksmith

and acknowledged the foregoing instrument of their voluntary act and deed.

Before me, Saron King
Notary Public for Oregon
My commission expires: 4/89

RONALD K. & BONNIE M. BLACKSMITH

GRANTOR'S NAME AND ADDRESS

RICK COFFMAN & CINDI COFFMAN

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan Assn.
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

Personally appeared _____

_____ and
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 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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ } ss.

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

OR JUN 3 AM 11 50

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 62, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a 15 foot strip of land situated in the S1/2 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 62, LAMRON HOMES SUBDIVISION, thence South 89 degrees 56' East a distance of 10.0 feet to the initial point of said subdivision; thence South 0 degrees 31' East along the West line of Homedale Road a distance of 15 feet to the South line of said Section 11; thence North 89 degrees 56' West along the South line of said Section 11, a distance of 94.5 feet; thence North 0 degrees 07' West a distance of 15 feet to the Southwest corner of said Lot 62; thence South 89 degrees 56' East along the South line of said Lot 62 a distance of 84.4 feet, more or less, to the point of beginning.

Tax Account No.: 3909 011DC 08300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 88 at 11:50 o'clock A M., and duly recorded in Vol. M88
of _____ Deed _____ on Page 8618

FEE \$13.00

Evelyn Biehn
By Mary Moran County Clerk