

ATE # 01032331

TA

88352

SPECIAL WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

Vol. M88 Page 9436

The Coe Manufacturing Company, a corporation duly organized and existing under the laws of the State of Ohio, Grantor, conveys and specially warrants to John J. Day and Janet L. Day, husband and wife, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

A tract of land being Lots 10 and 11 and the Northerly 48.78 feet of Lot 12, Block 19 of SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath Falls, State of Oregon.

Subject to Conditions, Restrictions as shown on the recorded plat of Second Railroad Addition to the City of Klamath Falls, and subject to 15-foot wide easement along the North side of the property for ingress and egress by the adjoining property owner to the South side of his property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except

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 ACQUIRING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPLICABLE ZONING AND LAND USE REGULATIONS.

The true consideration for this conveyance is \$125,000.00. (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on June 14, 1988.

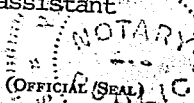
(CORPORATE SEAL)

THE COE MANUFACTURING COMPANY

By Eugene R. Knokey, Vice President
By Garthe Brown, Asst't. Secretary

STATE OF OREGON, County of Multnomah, ss: Eugene R. Knokey, June 14, 1988.

Personally appeared Eugene R. Knokey, and Garthe Brown, who, each being first duly sworn, did say that the former is the vice president and that the latter is the secretary of The Coe Manufacturing Company, 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: Linda M. Grey, Notary Public for Oregon; My commission expires: 1-21-1990

SPECIAL WARRANTY DEED

The Coe Manufacturing Company
John J. Day and Janet L. Day GRANTOR
4225 Onyx Street GRANTEE
Klamath Falls, Oregon 97603
GRANTEE'S ADDRESS, ZIP

After recording return to:

JOHN J. + JANET L. DAY
833 SPRING ST
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

833 SPRING ST.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee 8.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17 day of June, 1988, at 4:40 o'clock P.M., and recorded in book/reel/volume No. M. 88 on page 9436 or as document/fee/title/instrument/microfilm No. 88352, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By George J. McCarley, Deputy