



Aspen 33209

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

WESLEY E. COATES

EVA M. COATES

1770 Crest StKlamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

HOWARD J. BREAZEALE AND LINDA D. BREAZEALE, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to WESLEY E. COATES AND
EVA M. COATES, HUSBAND AND WIFE, hereinafter called Grantee, all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 21, Block 7, THIRD ADDITION TO WINEMA GARDENS, in the County
of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of
Third Addition to Winema Gardens.

2. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:

Recorded: September 28, 1949 Book: 234 Page: 248

3. Regulations, including levies, liens, assessments, rights of
way and easements of the South Suburban Sanitary District, and
as per Ordinance No. 29, recorded May 24, 1983 in book M-83 at
page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in
book M-86 at page 9346 and as per Ordinance No. 31, recorded
January 6, 1988 in Book M-88 at page 207.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those set out above.

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
\$67,000.00.

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 20 day of March, 1989.

Howard J. Breazeale
HOWARD J. BREAZEALE

Linda D. Breazeale
LINDA D. BREAZEALE

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STATE OF OREGON, County of KLAMATH)ss.

March 20 1989

Personally appeared the above named HOWARD J. BREAZEALE AND LINDA D. BREAZEALE and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of March A.D., 19 89 at 3:43 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 4926.

Evelyn Biehn County Clerk

By

Pauline Mullendore

FEE \$13.00