

1974

MTC-210367

WARRANTY DEED

Vol. m89 Page 11533

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. COON and KATHERYN M. COON, co-owners pursuant to the provisions of ORS 107.1 (e) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD O. MASON and CRYSTAL L. MASON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: SEE EXHIBIT "A" ON ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 62,815.47

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 June, 19 89; 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 A. COON

KATHERYN M. COON

STATE OF OREGON, County of Klamath) ss.

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 _____, 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

STATE OF OREGON,

County of Klamath) ss.

Personally appeared the above named _____

ROBERT A. COON and KATHERYN M. COON

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

ROBERT A. COON and KATHERYN M. COON

P.O. Box 7151

Klamath Falls, OR 97602

GRANTOR'S NAME AND ADDRESS

RICHARD O. MASON and CRYSTAL L. MASON

2635 Autumn

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

EXHIBIT "A"
LEGAL DESCRIPTION

11534

PARCEL 1:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at intersection of section line common to Sections 5 and 6 and South line of Lewis Lane (Autumn) from which an automobile axle marks 1/4 corner common to Sections 5 and 6 bears North 00 degrees 06' East, 185.70 feet; thence North 89 degrees 17' East 476.34 feet along the Southerly line of Lewis Lane to an iron pin; thence South 00 degrees 18' East 494.45 feet to an iron pin; thence South 89 degrees 29' West 479.77 feet to a point on section line common to Sections 5 and 6; thence North 00 degrees 06' East, 492.81 feet along said section line to point of beginning.

PARCEL 2:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pin marking the South 1/16 corner of Sections 5 and 6 from which an iron axle marking the 1/4 corner of Sections 5 and 6 bears North 00 degrees 08' East 1351.25 feet (Record: North 00 degrees 06' East 1351.68 feet); thence North 00 degrees 08' East 412.52 feet along the Section line common to Sections 5 and 6 to the true point of beginning; thence North 89 degrees 42' East 484.01 feet to a 5/8 inch iron pin on the West line of Lot 6 of Tract 1191, SAGE ACRES; thence North 00 degrees 44' 41" West along said West line 262.12 feet, more or less, to the Northwest corner of said Lot 6; thence South 89 degrees 29' West 479.77 feet to a point on the Section line common to Section 5 and 6; thence South 00 degrees 08' West 262 feet, more or less to the point of beginning.

Tax Account No: 3909 005CB 00300
3909 005CB 00400

SUBJECT TO: Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$60,600.00 executed by grantors herein on May 11, 1987, in favor of Town & Country Mortgage, Inc., an Oregon corporation who subsequently assigned their interests to Peoples Mortgage, Inc., a Washington corporation as security for a loan guaranteed (or insured) by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on May 26, 1987, in Volume M87, page 8956, Microfilm Records of Klamath County, Oregon, and rerecorded on June 15, 1987, in Volume M87, page 10336, Microfilm Records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of ROBERT A. COON and KATHERYN M. COON under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

X Capital Mason
X R.C. Mason

Kathryn M. Coon

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.
on this 27th day of June A.D., 19 89
at 4:11 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 11533
Evelyn Biehn County Clerk
By Pauline Mullins
Deputy.

Fee, \$13.00