

K-41811
STATUTORY WARRANTY DEED
(Individual or Corporation)

DOUGLAS K. CODDINGTON

conveys and warrants to DAVID H. BUSER AND BERYL A. BUSER, husband and wife . Grantor,the following described real property in the County of KLAMATH and State of Oregon. Grantee,

Lot 9 in Block 35 of First Addition to the City of Klamath Falls, according to the official plat thereof, and a portion of Lot 10 in Block 35, described as follows: Beginning at the most Easterly corner of Lot 10 in Block 35; thence Southwesterly along the Northwesterly line of Lincoln Street 52.1 feet; thence Northwesterly at right angles to Lincoln Street 60 feet; thence Northeasterly parallel with Lincoln Street 52.1 feet; thence Southeasterly along the Southwesterly line of Sixth Street 60 feet to the place of beginning, being the Southeasterly 60 feet of said Lot 10 in Block 35 of First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restriction of record, right of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

2. Mortgage, including the terms and provisions thereof, recorded in Volume M81 on page 17432, Mortgage Records of Klamath County, Oregon, in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to

This property is free of liens and encumbrances, EXCEPT:
the terms and provisions contained therein.

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 62,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 9th day of October 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.Douglas K. Coddington
DOUGLAS K. CODDINGTONSTATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me
this 9th day of October 19 89
by DOUGLAS K. CODDINGTON

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.Douglas K. Coddington
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon

After recording return to:

David & Beryl Buser
4607 LaVerne Avenue
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

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

No change

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 13th day of Nov. A.D. 19 89
at 9:58 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 21823
Evelyn Biehn County Clerk
By Douglas K. Coddington

Fee, \$8.00

Deputy.