

OK

7940

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDWARD D. JOLLY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDERICK TROY COBURN, hereinafter called 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:

Beginning at the Northeast corner of Lot 6, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, thence S. 89°31' W. 50 feet along the South line of Prescott Street for the true place of beginning; thence S. 37°09' W. 62 feet to the lot line between Lots 5 and 6; thence N. 52°51' W. 41.9 feet; thence N. 13°51' E. 25.65 feet to the South line of Prescott Street; thence N. 89°31' E. 64.35 feet to the place of beginning, being a portion of Lot 6, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof.

GRANTEE has examined the above-described property and accepts the same in its present condition.

(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 2/3 of the 1989/90 taxes. E.D.J.

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 \$10,500.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$10,500.00~~

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 14 day of November, 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.

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, } ss.
County of Klamath, 19 89.

Personally appeared the above named EDWARD D. JOLLY and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Barlene Drucker
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of _____, 19 _____ 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____ (If executed by a corporation, affix corporate seal)

Jolly
1151 Prescott St
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Coburn
520 Doris St
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Coburn
above address
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
FREDERICK T. COBURN
520 Doris St
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 16th day of Nov, 19 89, at 9:38 o'clock AM, and recorded in book/reel/volume No. M89 on page 22166 or as fee/file/instrument/microfilm/reception No. 7940, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Barlene Drucker Deputy

Fee \$8.00

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