

KNOW ALL MEN BY THESE PRESENTS, That THOMAS J. COIT AND MATTIE M. COIT

Grantor s
 in consideration of FIFTY FOUR THOUSAND SIX HUNDRED HUNDRED NINETEEN AND 68/100 Dollars,
 to them paid by the Grantee herein, do hereby grant, bargain, sell and convey unto
BENEFICIAL OREGON, INC., cba BENEFICIAL MORTGAGE COMPANY

Grantee the following described real property, situate in the County of KLAMATH and
 State of Oregon, to wit:

PARCEL 1: Lot 8A of Block 5, RAILROAD ADDITION to the City of Klamath Falls,
 according to the Official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

PARCEL 2: Lots 8B, 8C, 8D, 9A, 9B, 9C and 9D of Block 5, RAILROAD ADDITION to
 the City of Klamath Falls, Oregon, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

To Have and to Hold the granted premises unto the said Grantee its Heirs and Assigns forever.
 And the Grantors do covenant that they are lawfully seized in fee simple of the above granted
 premises free from all encumbrances, Except: Real estate property taxes for said property;
Reservations, dated August 6, 1913, recorded August 25, 1914, in Volume 42, Page
242; Contract between Thomas J. Coit and Mattie M. Coit, to Gee BaBe Enterprises,
a Partnership, vendees, dated February 14, 1983, recorded February 16, 1983, in Volume
M83, Page 2492.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted
 premises, against the lawful claims and demands of all persons, except as above stated.

Witness our hand s and seal this day of November, 19 89.

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.

Thomas J. Coit (SEAL)
 THOMAS J. COIT

Mattie M. Coit (SEAL)
 MATTIE M. COIT

(SEAL)

(SEAL)

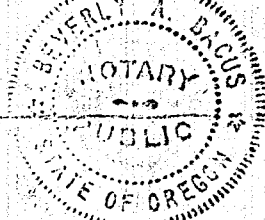
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 1st day of November, 19 89, before me, the
 undersigned, a Notary Public in and for said County and State, personally appeared the within named
THOMAS J. COIT AND MATTIE M. COIT

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
 me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
 written.



Beverly A. Bacus
 Notary Public for Oregon.
 My Commission expires 2-1-90

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for
 record on Dec. 12, 1989
 at 3:53 o'clock PM, and was recorded
 in Book M89 Page 23995 Record
 of Deeds of said county.

Evelyn Biehn, County Clerk
 Recorder of Conveyances

By Pauline Mullendore
 Deputy

Fee \$8.00

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
 BE SENT TO THE FOLLOWING ADDRESS:

BENEFICIAL OREGON, INC.
2411 LANCASTER DRIVE N.E.
SALEM, OR 97305

Return to:

BENEFICIAL OREGON, INC.
2411 LANCASTER DRIVE N.E.
SALEM, OR 97305

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