

16693

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Audie Soyland and Linda Soyland and Kenneth D. Swanson and Shell D. Swanson hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephen R. Coe and Sheryl M. Coe, 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:

Lot 32, Block 2, Tract No. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809 021CB 03100

"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 those of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 152,560.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 25th day of June, 19 90; 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.

Audie Soyland Linda Soyland

STATE OF OREGON,
County of Klamath

June 25, 19 90 ss.

Personally appeared the above named Audie Soyland and Linda Soyland and Kenneth D. Swanson and Shell D. Swanson

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

Before me,
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

Kenneth D. Swanson Shell D. Swanson
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 _____

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)

Audie & Linda Soyland
Kenneth D. & Shell D. Swanson
1007 Donna Drive KEO 97601
GRANTOR'S NAME AND ADDRESS
Stephen R. & Sheryl M. Coe
340 Mountain View Blvd.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

And when to
Klamath Trust Federal
340 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is required all my statements shall be sent to the following address:

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 19 90, at 2:55 o'clock P. M., and recorded in book M90 on page 12459 or as file/reel number 16693

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$28.00