

22965

XX28898X MTC: #24686-DN  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Beulah Knighten

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ray K. Coddington and Shirley J. Coddington, Husband and Wife, 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:

See legal description as it appears on the reverse of this deed.

(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 except as appears on the reverse of this deed, or 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 \$ 26,000.00. 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 3 day of November, 1978; 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

November 3, 1978.

Personally appeared the above named

Beulah Knighten

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Beulah Knighten

STATE OF OREGON, County of

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)

Beulah Knighten

GRANTOR'S NAME AND ADDRESS

Ray K. &amp; Shirley Coddington

GRANTEE'S NAME AND ADDRESS

After recording return to:

Peggy Coddington

P.O. Box 909

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

Recording Officer

By Deputy

The following described real property situate in Klamath County, Oregon:

23468

A parcel of land including Lot 4, Block 39 First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows: Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to the City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South  $51^{\circ} 15'$  East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South  $51^{\circ} 15'$  East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North  $39^{\circ} 05'$  East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South  $39^{\circ} 05'$  West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North  $50^{\circ} 55'$  West along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North  $39^{\circ} 05'$  East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North  $38^{\circ} 45'$  East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of Nov. A.D., 19 90 at 1:35 o'clock P M., and duly recorded in Vol. M90  
of Deeds on Page 23467  
Evelyn Biehn County Clerk  
By Pauline Mueller

FEE \$33.00