

29960

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

KENNETH D. COOMBE AND DEBORAH D. COOMBE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEVIN B. SHULTS
AND SUSAN D. SHULTS, 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,
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:

SEE REVERSE SIDE OF THIS INSTRUMENT FOR LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY

"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 apparent to the land

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 \$54,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24th day of April, 1991;
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.

STATE OF OREGON

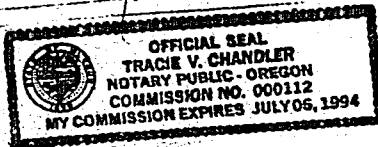
County of Klamath, 1991.

Personally appeared the above named
KENNETH D. COOMBE AND
DEBORAH D. COOMBE

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

Before me:

Tracie V. Chandler
Notary Public for Oregon
My commission expires: 7-10-94



Kenneth D. Coombe

Deborah D. Coombe
Deborah D. Coombe

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Kenneth D. and Deborah D. Coombe

1310 E. Walnut Rd
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Kevin B. and Susan D. Shults
2729 Greensprings Dr.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.
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.

By _____ Recording Officer
Deputy

MTC NO: 25367

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land more particularly described as follows:

Beginning at an iron pin on the Southerly right of way line of the Ashland-Klamath Falls Highway (which pin is 30 feet at right angles Southerly from the center of said highway) that lies South 89 degrees 22 1/2' East along the section line a distance of 1321.4 feet and South 0 degrees 40 1/2' East (along the 40 line which is also the West line of Westover Terraces) a distance of 626.5 feet and North 89 degrees 22 1/2' West a distance of 106.2 feet and South 38 degrees 40' West (along the Southerly right of way line of above mentioned highway) a distance of 150.0 feet from the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the true point of beginning of this description and running thence; continuing South 38 degrees 40 1/2' West along the Southerly right of way line of the Ashland-Klamath Falls Highway a distance of 150 feet to an iron pin; thence at right angles South 51 degrees 19 1/2' East a distance of 383.3 feet, more or less, to an iron pin on the Westerly line of Westover Terraces; thence North 0 degrees 40 1/2' West along the Westerly line of Westover Terraces a distance of 194 feet, more or less, to an iron pin; thence North 51 degrees 19 1/2' West a distance of 260.4 feet, more or less, to the point of beginning, said tract in the NW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of May A.D., 19 91 at 4:24 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 10130
Evelyn Biehn, County Clerk
By Pauline Mullins

FEE \$33.00