

42333

KNOW ALL MEN BY THESE PRESENTS, That BILL L. COFFEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MIKE RUSSELL and DONNA RUSSELL, 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:

The NE1/4 of the NE1/4 of Section 36, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

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 all those of record and those apparent to the land 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 \$ 23,000.00.
~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 13 day of March, 19 92; 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 Josephine ss.

March 13, 19 92
 Personally appeared the above named Bill L. Coffey

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

Before me:

Notary Public for Oregon

My commission expires: 8-27-93

OFFICIAL SEAL
 SUZANNE J. STEWART
 NOTARY PUBLIC - OREGON
 COMMISSION NO. A220773
 MY COMMISSION EXPIRES AUG. 27, 1993

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

My commission expires:

(SEAL)

Bill Coffey

GRANTOR'S NAME AND ADDRESS

Mike Russell & Donna Russell
 3875 Madrona Lane
 Medford, OR 97501

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as grantee

NAME, ADDRESS, ZIP

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

same as grantee

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDING'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 19 92, at 3:09 o'clock P. M., and recorded in book M92 on page 5540 or as file/reel number 42333.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra Mullendore Deputy

Fee \$30.00

92 MAR 17 PM 3 03

MOUNTAIN TITLE COMPANY

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