

MAX K. DODD and EVA D. DODD, as tenants in common, Grantors, convey and warrant to THOMAS W. COINER and JANET R. COINER, husband and wife, as tenants by the entirety, Grantees, and Grantees' heirs, successors and assigns, the following described real property free of encumbrances except as specifically set forth herein, all situate in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein as if fully set forth herein verbatim.

The true consideration for this conveyance is \$32,000.00.

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

Thomas W. Coiner
Janet R. Coiner
851 Highland Dr., No. 24
Medford, OR 97504

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 17th day of March, 1992

Max K. Dodd
Max K. Dodd
Eva D. Dodd
Eva D. Dodd

STATE OF OREGON)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me this 17th day of March, 1992, by Max K. Dodd and Eva D. Dodd.

Russell D. Sp
Notary Public for Oregon
My Commission Expires: 1/20/93

Upon recording, return to:

THOMAS & JANET COINER
851 Highland Dr., #24
Medford, OR 97504

92 MAR 17 PM 3 28

The West 1/2 Southwest 1/4 of Section 22, Township 23 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, subject to the terms and provisions thereof,
Dated: July 31, 1958
Recorded: August 11, 1958
Volume: 302, page 43, Deed Records of Klamath County, Oregon
For: An easement over the road now existing along the Northerly line of the Northwest 1/4 Southwest 1/4 of said Section.
3. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 14, 1976
Recorded: June 16, 1976
Volume: M76, Page 8912, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Coop.
For: Electric right of way
4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 29, 1976
Recorded: October 6, 1977
Volume: M77, Page 19059, Microfilm Records of Klamath County, Oregon
By and Between: William N. Lucchesi and Joanna L. Lucchesi and Fred L. Mahn
For: Automobile runway
5. Lack of a means of ingress and egress to and from by a legally dedicated road or highway.
6. All easements, restrictions, reservations, and provisions of record created by Grantees and Grantees' heirs, successors, and assigns.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of May A.D., 19 92 at 3:28 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 10670
Evelyn Biehn County Clerk
By *Dorinda M. Munn*

FEE \$35.00