

WARRANTY DEED

52600

MTC-28652

KNOW ALL MEN BY THESE PRESENTS, That Dale D. Coonse and Barbara A. Coonse, as

Tenants by the Entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lynn M. Toffell and Fred G. Fletcher, Paula M. Fletcher, with rights of survivorship, 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:

Lot 1 in Block 2 of MOVINA MANOR, according to the official plat thereof on file in the office of the County Clerk of 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 those of record and those apparent upon the alnd, 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 \$ 65,900.00. However, the actual consideration consists of other property or other property interests which are the subject of this consideration and which are indicated by 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 19th day of October, 1992; 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.

CALIFORNIA  
STATE OF OREGON,  
County of Los Angeles ) ss.  
OCTOBER 19, 1992.

Personally appeared the above named

Dale D. Coonse and  
Barbara A. Coonse

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

Before me:

Yeri Ruby  
Notary Public for Oregon

My commission expires: 11/7/94



Dale D. and Barbara A. Coonse  
3102 Pico Blvd.  
Santa Monica, CA 90405

GRANTOR'S NAME AND ADDRESS  
Lynn M. Toffell, Fred G. & Paula M. Fletcher  
1901 Carlson Dr.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP  
Until a change is reported all tax statements shall be sent to the following address:

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Dale D. Coonse  
Barbara A. Coonse

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:

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 21st  
day of Oct, 1992,  
at 11:29 o'clock A.M., and recorded  
in book M92 on page 24625 or as  
file/reel number 52600.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Cecile Muslander Deputy

Fee \$30.00