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ATC
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WARRANTY DEED

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AFTER RECORDING RETURN TO:

GARY L. JONES

MELANIE D. JONES

5228 S Etna
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

KENNETH R. COFFMAN, also known as KENNETH RAY COFFMAN and JUDY ANNE COFFMAN, husband and wife hereinafter called GRANTOR(S), convey(s) to GARY L. JONES and MELANIE D. JONES, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The SW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 16, SUMMERS HEIGHTS; thence South along the East line of said Summers Heights a distance of 30 feet to the South line of the SW 1/4 of the NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence East along said line 50 feet to an iron pin; thence North 12 degrees 00' East a distance of 217.88 feet to an iron pin, which is the true point of beginning of this description; thence North 12 degrees 00' East a distance of 23.45 feet to an iron pin; thence North 31 degrees 37' East a distance of 186.00 feet to an iron pin, which is also the intersection of the Southwesterly line of South Etna Street; thence South 29 degrees 42' East along said line, a distance of 100 feet to an iron pin; thence South 45 degrees 38' West a distance of 136.21 feet to a 2 inch iron fence post; thence North 89 degrees 13 1/2' West a distance of 54.52 feet to the true point of beginning.

CODE 41 MAP 3909-14BC TL 3500

mg. "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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$113,500.00

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of March, 1993.

Kenneth R. Coffman
KENNETH R. COFFMAN

Judy Anne Coffman
JUDY ANNE COFFMAN

STATE OF OREGON, County of Klamath)ss.

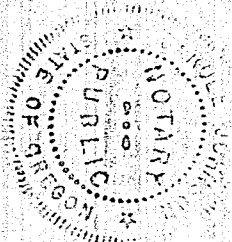
On this 5th day of March, 1993

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Personally appeared the above named KENNETH R. COFFMAN and JUDY ANNE COFFMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Charles J. Hansen
Notary Public for Oregon
My Commission Expires: 1-15-94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 9th day
of March A.D., 19 93 at 10:59 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 4877.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Nielsen

DATE STAMPED: MAR 10 1993

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NOTARY PUBLIC