

WARRANTY DEED

THOMAS BOYD CODDINGTON AND VERLA MAE PHILLIPS

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERLA C. LAND, 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:

Lots 15 and 16 in Block 7 of ST. FRANCIS PARK, 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."

\*AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930 IN ALL ZONES

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 to the land, if any, as of the date of this deed

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 \$ to change vesting. 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 18th day of April, 1994; 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.

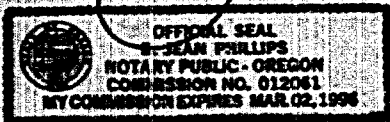
STATE OF OREGON,  
County of Klamath ) ss.  
April 18, 1994

Personally appeared the above named  
Thomas Boyd Coddington and  
Verla Mae Phillips

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

Before me:

Notary Public for Ore. 01  
My commission expires:



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)

Verla Mae Phillips  
2436 Eberlein  
Klamath Falls OR 97601

Verla C Land  
2436 Eberlein  
Klamath Falls OR 97601

Verla Mae Phillips et al  
2436 Eberlein  
Klamath Falls, Oregon 97601

Verla Mae Phillips et al  
2436 Eberlein  
Klamath Falls, Oregon 97601

STATE OF OREGON, ) ss.  
County of Klamath  
I certify that the within instrument was  
received for record on the 1st  
day of June, 1994,  
at 2:34 o'clock P.M., and recorded  
in book 894 on page 17268 or as  
file/reel number 81982,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Deputy

Fee \$30.00