

87604

09-08-94A10:41 RCVD

Vol. 94 Page 28216

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

#01042230
AFTER RECORDING RETURN TO:

ALTON P. ELDER
MARY LEE ELDER
3877 Coronado Way
Klamath Falls, OR 97603

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

J. R. COFFMAN, hereinafter called GRANTOR(S), convey(s) to
ALTON P. ELDER and MARY LEE ELDER, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 8, Block 7, SECOND ADDITION TO SUNSET VILLAGE, in the County
of Klamath, State of Oregon.

Code 41 Map 3909-12BC TL 12300

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$115,000.00.

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

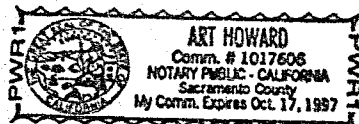
IN WITNESS WHEREOF, the grantor has executed this instrument
this 3 day of September 1994.

X J. R. Coffman
J. R. COFFMAN

STATE OF CALIFORNIA)
County of Sacramento) ss.

The foregoing instrument was acknowledged before me this 3
day of September, 1994, by J. R. COFFMAN.

Before me: Art Howard
Notary Public for California
My Commission Expires: 10-17-97



WARRANTY DEED

THE SHERMAN, INC.

2-10-1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day
of Sept A.D., 19 94 at 10:41 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 28216.

FEE \$35.00

Evelyn Biehn - County Clerk

By Caroline M. Mendenhall

State of Oregon, described as:

Lot 2, Block 7, Second Addition to Sunset Village, in the County of Klamath, State of Oregon.

12300-12300-12300

THE PROPERTY DESCRIBED IN THIS INSTRUMENT WILL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE INSTRUMENT, AND THE GRANTOR AGREES TO DEFEND AND HOLD HARMLESS THE GRANTEE FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE GRANTEE IN CONNECTION WITH THE ENFORCEMENT OF THIS INSTRUMENT.

THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS FREE FROM ALL ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, MORTGAGES, DEEDS, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS, AND THAT THE GRANTOR HAS THE RIGHT TO CONVEY THE PROPERTY DESCRIBED IN THIS INSTRUMENT.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal at Medford, Oregon, this 8th day of September, 1994.

Caroline M. Mendenhall

Notary Public for the State of Oregon

My Commission Expires 12/31/97

10-11-94

