

MTC 37529-DS
WARRANTY DEED

MICHAEL R. COGGIN and RUTH E. COGGIN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
LEOPOLDO RODRIGUEZ and PATRICIA CORDONIER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2555 GARDEN AVE., KLAMATH FALLS, OR 97603

Dated this 25th day of March, 1996

Michael R Coggin
MICHAEL R. COGGIN

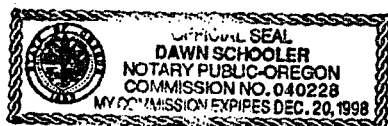
Ruth E Coggin
RUTH E. COGGIN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. March 25 19 96
COUNTY OF Klamath

Personally appeared the above named Michael R. Coggin
and Ruth E. Coggin

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT37529-DS

Return to:
LEOPOLDO RODRIGUEZ
2555 GARDEN AVE.
KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lot 30 of Resubdivision of Block 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

That portion of the strip of land contiguous to the Northerly boundary of Lot 30, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in the Klamath County Records, and between the extensions of the Northwestern boundary line and the East boundary line of said Lot 30 to the centerline of the strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Volume 38, page 209, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 29th day
of March A.D., 19 96 at 1:57 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 8881.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Caroline Mullins