

15833

MTC 36955MS

96 APR -2 P2:43

## WARRANTY DEED

Vol. max Page 9263

RUSSELL A. COATS and SARAH LOUISE BELL, with the rights of survivorship,  
Grantor(s) hereby grant, bargain, sell and convey to:

HOUSING AMERICA, INC., AN OREGON CORPORATION,

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 \$1.00

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 7520, Klamath Falls, OR 97603

Dated this 1st day of April, 19 96

Russell A. Coats  
RUSSELL A. COATS

Sarah Louise Bell  
SARAH LOUISE BELL

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 1 19 96  
COUNTY OF Klamath

Personally appeared the above named Russell A. Coats and Sarah Louise Bell

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT36955-MS

Return to:

HOUSING AMERICA, INC.  
P.O. BOX 7520  
Klamath Falls, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situate in the W1/2 SW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the South line of said Section 34 from which the Southwest corner of said Section 34 bears South 89 degrees 51' 27" West 630.00 feet; thence North 89 degrees 51' 27" East along said South line of Section 34, 631.94 feet; thence leaving said section line North 00 degrees 54' 00" West, 451.63 feet to the beginning of a curve; thence along the arc of a 120.00 foot radius curve to the left 186.91 feet (delta = 89 degrees 14' 33"); thence leaving said curve, South 89 degrees 51' 27" West, 504.57 feet; thence South, 570.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day  
of April A.D., 19 96 at 2:43 o'clock P M., and duly recorded in Vol. M96,  
of Deeds on Page 9263.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *[Signature]*