

22722

MT38648MS

WARRANTY DEED

Vol. map Page 24004

HOUSING AMERICA, INC. AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell and convey to:
RUSSELL A. COATS and SARAH LOUISE BELL, with the rights of survivorship,
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 \$ 85,029.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1212 Horton Road, Dairy, OR 97625

Dated this 23rd day of July, 1996

HOUSING AMERICA INC.

BY:

BECKY HICKEY

PRESIDENT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on July 23, 1996

by Becky Hickey

as President

of Housing America, an Oregon Corporation

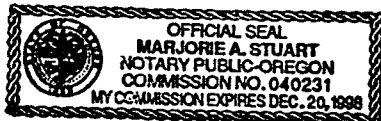
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT38648-MS

Return to:

RUSSELL A. COATS
1212 Horton Road
Dairy, OR 97625



96 AUG -6 P3:47

EXHIBIT "A"
LEGAL DESCRIPTION

24005

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 6th day
of August A.D., 19 96 at 3:47 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 24004.

Bernetha G Letsch, County Clerk

By [Signature]

FEE 35.00