

ARACELI FANCHER,

Grantor(s) hereby grant, bargain, sell and convey to:

BEN COKER and FRAN COKER, husband and wife,

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:

THE EAST 490 FEET OF THE S 1/2 OF THE W 1/2 OF GOVERNMENT LOT 14 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPT THEREFROM A 15 FOOT ROADWAY OFF THE SOUTH SIDE THEREOF. TOGETHER WITH A 1972 FLTWD MOBILE HOME, PLATE #X121700.

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13945 SW ALIBHAI, BEAVERTON, OR 97005

Dated this 20th day of September 19 96

*Araceli Fancher*  
 ARACELI FANCHER

## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamathss. September 20 19 96Personally appeared the above named Araceli Fancher

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

*Marjorie A. Stuart*  
 Notary Public for Oregon 12-20-98

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT39282-MS

Return to:

BEN COKER

13945 SW ALIBHAI

BEAVERTON, OR 97005

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day of Sept. A.D., 19 96 at 11:50 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 20034.

FEE \$30.00

Bernetha G. Letsch

By

County Clerk

*Kathleen Ross*

96 SEP 23 AM 1:50