

41471

97 JUL 23 AM:56

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, made this 29th day of June, 1979, that ROBERT B. COLEMAN and ALICE L. COLEMAN, husband and wife, Grantors, for the consideration hereafter stated, have bargained and sold and by these presents do grant, bargain, sell, and convey unto WAYNE M. O'BRIEN and PATRICIA I. O'BRIEN, husband and wife, Grantees, the following-described premises in Klamath County, Oregon, to wit:

Lot 7 in Block 2 of FAIRVIEW ADDITION NO. 1 to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

## SUBJECT TO:

- (1) Zoning ordinances, building & use restrictions, reservations in Federal Patents and easements of record and those apparent on the land if any there may be.
- (2) Right of Way for Tunnel conveyed to the United States of America by deed recorded October 30, 1908, in Vol. 26 at Page 185 of Klamath County, Oregon Deed Records.

The true and actual consideration for this transfer is \$20,000.00.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs, grantees, and assigns forever.

The Grantors hereby covenant that as of this date they are the owners in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that they will warrant and defend the same from all lawful claims except those above set forth, which the Grantees have agreed to take subject to.

IN WITNESS WHEREOF, They have set their hands the day and year first herein written.

Robert B. Coleman  
Robert B. Coleman

Alice L. Coleman  
Alice L. Coleman

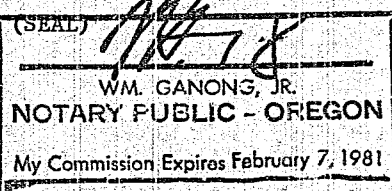
STATE OF OREGON )  
                          ) SS.  
County of Klamath )


On this 13th day of July, 1979, personally appeared the above-named

As per Title &  
E.C. # 46473

35

1 Robert B. Coleman and Alice L. Coleman, husband and wife, and acknowledged the  
2 foregoing instrument to be their voluntary act and deed. BEFORE ME:

3 (SEAL)   
4 WM. GANONG, JR.  
5 NOTARY PUBLIC - OREGON  
6 My Commission Expires February 7, 1981

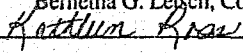
  
Notary Public for Oregon  
~~My Commission expires:~~

7  
8  
9  
10  
11  
12  
13  
14

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of July A.D., 19 97 at 10:56 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 23150.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  


20 After recording return to:  
21 Wayne & Patricia O'Brien  
22 P.O. Box 7681  
23 Klamath Falls, Or. 97602

24  
25  
26  
27  
28  
29  
30  
31  
32

Until a change is requested, all tax statements shall be sent to the following  
name and address: Mr. & Mrs. Wayne M. O'Brien, 1003 Upham St., Klamath Falls,  
Oregon 97601.