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Vol. m98 Page 12164

COINER, THOMAS W. et ux

Grantor's Name and Address

COINER, JEFFERY et ux

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

GRANTEE: Jeffrey CoinerP.O. Box 2815LA Pine, OR 97739

Until requested otherwise, send all tax statements to (Name, Address, Zip):

GRANTEE, AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

C9868

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that THOMAS W. COINER AND JANET R. COINER, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEFFERY COINER AND RHONDA COINER, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000 . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.050.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of April, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

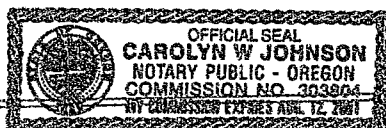
Thomas W. Coiner
THOMAS W. COINER

Janet R. Coiner
JANET R. COINER

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on April 13th, 1998,
by THOMAS W. COINER AND JANET R. COINER

This instrument was acknowledged before me on April 13th, 1998,
by THOMAS W. COINER & JANET R. COINER

as _____
of _____

Carolyn W. Johnson
Notary Public for Oregon

My commission expires Aug. 12, 2001

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EXHIBIT "A"

Legal description of property:

Section 22 Township 23 S Range 10 E.W.M.

The West 1/2 Southwest 1/4 of Section 22, Township 23 South, Range 10 E.W.M.

Tax Lot Number R-2310-00000-01800

Street Address Beal Rd. in Klamath County

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 14th day
of April A.D., 19 98 at 11:22 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 12164.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross