

This Indenture Witnesseth, THAT R. A. COFFMAN and MARY R. COFFMAN, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto L. A. GRATZER and PEGGY P. GRATZER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lots 5 and 6 in Block 45 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning on the Easterly line of Tenth Street at the Southwesterly corner of said Lot 5; thence Northwesterly along said line of Tenth Street 40 feet to a point; thence Northeasterly at right angles to Tenth Street 133.66 feet, more or less, to a point on the Easterly line of said Lot 6; thence Southeasterly along said Easterly line of Lot 6, 15 feet to a point; thence Southwesterly and parallel to the Southerly line of said Lot 6, 36.56 feet to a point; thence Southeasterly and parallel to said Tenth Street, 15 feet to a point; thence Southwesterly and parallel to the Southerly line of said Lots 5 and 6, 40 feet to a point on the Southerly line of Lot 5; thence Southwesterly along the Southerly line of said Lot 5, 57 feet, more or less, to the place of beginning.

SUBJECT TO: Sewer and water charges, if any, due to the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th day of November 1980

R. A. Coffman (SEAL)

Mary R. Coffman (SEAL)

STATE OF OREGON, County of Klamath ss. November 5, 1980

Personally appeared the above named R. A. COFFMAN and MARY R. COFFMAN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Garrison
 Notary Public for Oregon
 My commission expires 6/19/83

After recording return to:

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of August 1981, at 9:11 o'clock A. M., and recorded in book 198 on page 29759. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Berntha G. Jatsch, County Clerk
 County Clerk-Recorder

By Kathleen Rose Deputy

Fee \$30.00

From the Office of
 WILLIAM L. SEEMORE
 First Federal Bldg.
 540 Main Street
 Klamath Falls, Oregon 97601

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