

MTC-1396-1130

M05-68670

Klamath County, Oregon

11/09/2005 10:21:43 AM

Pages 1 Fee: \$21.00

DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT GALE S. ABERNATHEY and MARION W. ABERNATHEY, Grantors, convey and warrant unto NEIL C. COLEMAN and EVELYN A. COLEMAN, husband and wife, Grantees, the following described real property free of encumbrances except as shown on this Deed; to-wit:

Lot 7 in Block 2, RAINBOW PARK ON THE WILLIAMSON, TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land; and real property taxes and assessments for 1985-86 which are now a lien but are not yet payable;

TOGETHER WITH a 1981 Pacific Mobile Home, Oregon Title No. 8403052815, which Vendee has had full and complete opportunity to inspect and which Vendee is purchasing in its "AS IS" condition and without recourse against Vendor; and which mobile home is permanently attached to the above described real property.

Also, subject to reservations, restrictions, easements and rights of way of record and those apparent on the land.

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.

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

The true and actual consideration paid for this transfer stated in terms of dollars is \$37,000.00.

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first herein written.

Gale S. Abernathy
Gale S. Abernathy

STATE OF OREGON)
) SS
County of Klamath)

Marion W. Abernathy
Marion W. Abernathy

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

On this 30th day of Sept., 1988, personally appeared the above named Gale S. Abernathy and Marion W. Abernathy and acknowledged the foregoing Instrument to be their voluntary act and deed.

BEFORE ME:

(SEAL)

Patricia Spencer
Notary Public for Oregon
My Commission expires 8-16-92

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
Mr. & Mrs. Neil C. Coleman, 9200 WESTMINSTER Blvd Space #47
WESTMINSTER CA 92683

After Recording return to : Mr. & Mrs. Coleman, PO Box 189, Chiloquin, OR 97624

STATE OF OREGON; County of Klamath: SS

I hereby certify that the within instrument was received and filed for record on the _____ day of _____, A.D., 19____ at ____M. and duly recorded in Vol. _____ of DEED RECORDS on Page _____.

County Clerk

FEE: \$ _____

2/10
By _____ Deputy.