

54133

7181
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WARRANTY DEED

JOHN C. PEDERSEN and SHIRLEY A. PEDERSEN, husband and wife,
hereinafter called grantors, convey to MATT KOFFLER, all that real
property situate in the County of Klamath, State of Oregon, described
as:

Lot 145 of THIRD ADDITION TO SPORTSMAN PARK, according
to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon

and covenant that grantor is the owner of the above described property
free of all encumbrances except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; and will
warrant and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is Three
Thousand Five Hundred and No/100ths (\$3,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily
believe.

Dated this 24 day of June, 1971.

John C. Pedersen
Shirley A. Pedersen

STATE OF OREGON)
County of Klamath) ss.

June 24, 1971.

Personally appeared the above named JOHN C. PEDERSEN and
SHIRLEY A. PEDERSEN, husband and wife, and acknowledged the foregoin
instrument to be their voluntary act. Before me:

Merlyn K. Swartz
Notary Public for Oregon
My Commission expires: 9-15-73

STATE OF OREGON,
County of Klamath

Filed for record at request of

WILLIAM P. BRANDSNESS

on this 9 day of JULY A.D. 19 71

at 11:50 o'clock AM, and duly

recorded in Vol. M 71 of DEEDS

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Wm D. MILNE, County Clerk

By *[Signature]* Deputy

*Fee \$1.50

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

276 Main

11:50 JUL

VA
JULY
1971
to
Am

July 12

July 12 - 1971 9:00 am