

FORM No. 412, WARRANTY DEED

1967/50

KNOW ALL MEN BY THESE PRESENTS, That RALPH L. KOERNER and DORIS R. KOERNER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDGAR L. VIETS and SHARON L. VIETS, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 12, 13, 14, 15 and W 1/2 of Lot 16, Block 1, SIXTH STREET ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.

Reservations, restrictions, limitations, easements, and rights of way of record and those apparent upon the land.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

This deed made pursuant to a land sales contract date December 19, 1970

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 17 day of November, 1972.

Ralph L. Koerner
Doris R. Koerner

STATE OF OREGON, County of Multnomah, ss. November 17, 1972.
Personally appeared the above named RALPH L. KOERNER and DORIS R. KOERNER, husband and wife,

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

Before me:

[Signature]
Notary Public for Oregon

My commission expires

My Commission Expires Jan. 12, 1975

NOTE—The space between the symbols () if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

RALPH L. KOERNER, et ux.,

TO

EDGAR L. VIETS, et ux.

AFTER RECORDING RETURN TO

Bruce Owens
520 Klamath Ave
City

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 18th day of December, 1972, at 11:26 o'clock A.M., and recorded in book M. 72 on page 14525.

Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. R. MILNE

COUNTY CLERK

Title.

By *[Signature]* Deputy.

FEE \$ 2.00