

KNOW ALL MEN BY THESE PRESENTS, That Fred W. & Charlotte M. Koehler, Jr. Husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William H. & Wilma M. Herget husband and wife, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 Township 35 South Range 11 East of the Willamette Meridian -- 20 acres M/L

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances subject to easements, rights of way of record and those apparent on the land.

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 \$3,500.00. ~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE CONSIDERATION IS THE FULL AND TRUE CONSIDERATION PAID FOR THIS TRANSFER, AND THAT NO OTHER PROPERTY OR INTEREST IN ANY OTHER PROPERTY HAS BEEN TRANSFERRED TO THE GRANTEES BY THIS INSTRUMENT.~~ (Indicate which.)

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of June, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Fred W. Koehler Jr.
Fred W. Koehler, Jr.
Charlotte M. Koehler
Charlotte M. Koehler

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA)
County of ORANGE) ss.
JUNE 14, 1973
Personally appeared the above named FRED W. KOEHLER, JR. AND CHARLOTTE M. KOEHLER and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Patricia E. Ortega*

NOTARY PUBLIC - Oregon - CALIFORNIA
PATRICIA E. ORTEGA
Notary Public - California
My Commission Expires September 20, 1976

STATE OF OREGON, County of Klamath) ss.
Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

WARRANTY DEED (SURVIVORSHIP)

TO _____

William H. Herget
300 W. Katella Ave. #2
Anaheim, Cal 92802

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

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 18 day of June, 1973 at 3:45 o'clock P.M., and recorded in book M-73 on page 7631. Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk Title.
By *Hazel D. Milne* Deputy.