

23868

Vol. 77

STEVENS-JENSEN LAW FIRM PORTLAND, ORE.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr & Charlotte M. Koehler, H&W, 1362 Lance Drive, Tustin, Ca. 92680

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lee W. & Anna J. Frakes, H&W, 1901 Irvine Blvd, Tustin, Ca. 92680

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:

TOWNSHIP 36 South, Range 10 East, W.M.
Section 29: East $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ (20 Acres)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 conveyance is made subject to easements, rights of way of record, those apparent on the land and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land laying south of, adjoining and parallel to the northerly boundary.

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 \$6,800.00
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 21st day of January, 1972

Charlotte M. Koehler
Charlotte M. Koehler

Fred W. Koehler, Jr

STATE OF OREGON, County of Orange, ss.
Personally appeared the above named Fred W. & Charlotte M. Koehler

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

GLADYS L. YOUNG
NOTARY PUBLIC
Principal Office, Orange County, Cal.
My Commission Expires March 25, 1974

Notary Public for Oregon California
My commission expires March 25, 1974

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

WARRANTY DEED

Fred W. Koehler, Jr and
Charlotte M. Koehler

TO

Lee W. Frakes and
Anna J. Frakes

AFTER RECORDING RETURN TO

Lee W. Frakes
1211 Elmwood Ave S.E.
Medford Ore
97501

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
7th day of JANUARY, 1977,
at 11:11 o'clock P.M., and recorded
in book M 77 on page 340
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Maguire Deputy.

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