

23086

WARRANTY DEED

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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER, JR., and ALEX D. KRENTEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH S. COONEY and MARIA COONEY, 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:

The SW 1/4 NW 1/4 of Section 24, Township 38 South; Range 11 E.W.M. Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; rights of the public in and to any portion of said premises lying within the limits of roads and highways; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 except as

and that grantor will warrant and forever defend the said 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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS-99.036.)

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

In Witness Whereof, the grantor has executed this instrument this 8th day of March, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } SS.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 8th day of March, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Alex D. Krentel

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Guendolyn R. Schumacher
Notary Public for Oregon.
My Commission expires 7/21/77

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Fred W. Koehler, Jr.
STATE OF OREGON,

County of Klamath } SS.

BE IT REMEMBERED, That on this 12th day of March, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Fred W. Koehler, Jr.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

John F. Barber
Notary Public for Oregon.
My Commission expires 8-7-79

7709

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record ~~at~~

this 4th day of May A. D. 1977 at 2:55 o'clock P. M., and
duly recorded in Vol. M77, of DEEDS on Page 7708

FEE \$ 6.00

By Wm D. MILNE, County Clerk
Hazel Dugan

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Att: Kenneth S. Cooney
1728 Logan
City

01.00