

40671

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 24553

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler Jr. & Charlotte M. Koehler, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
James O. Kemp and Grace L. Kemp, husband and wife, hereinafter called the grantees, does
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
Lot 14, Block 3 of WOODLAND PARK, together with an undivided 1/32th interest in two
parcels situated in Government lots 1 and 2, Section 15, Township 34 South, Range 7 East
of the Willamette Meridian, and being more particularly described in the attached exhibit
"A" description.
SUBJECT TO: Reservations and restrictions of record, 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 above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor
is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
hereinabove set forth.

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 \$1,750.00.

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 29 day of Sept, 1977;
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)

Fred W. Koehler Jr.
Charlotte M. Koehler

STATE OF OREGON, CALIFORNIA
County of ORANGE

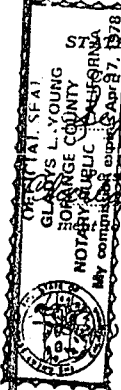
STATE OF OREGON, County of _____, 19____.

Personally appeared _____ and
_____ 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 be-
half 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: Gladys L. Young
Gladys L. Young
Notary Public for Oregon
My commission expires: April 17, 1978



Fred W. & Charlotte M. Koehler
1362 Lance Drive
Tustin, Ca. 92680

GRANTOR'S NAME AND ADDRESS

James O & Grace L. Kemp
77 Acacia Tree Lane
Irvine, Ca. 92715

GRANTEE'S NAME AND ADDRESS

After recording return to:

James O & Grace Kemp
77 Acacia Tree Lane
Irvine, Ca. 92715

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James O. & Grace L. Kemp
77 Acacia Tree Lane
Irvine, Ca. 92715

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, 19____.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

The following described real property in Klamath County, Oregon:

24554

Lot 14 in Block 3 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL I

Beginning at the Northwest corner of said Section 15, Twp. 34 S., Rge. 7 E.W.M. and running; thence

along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence

South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence

following said river bank North 37° 53' 20" West 136.90 feet; thence

North 16° 33' West 60.98 feet to the West line of Section 15; thence

Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL II

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East W.M. and running thence

North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence

South 62.42 feet; thence

South 50° 43' 50" East 453.16 feet; thence

South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence

South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence

South 45° 32' 20" East 84.00 feet; thence

North 44° 52' 10" East 411.58 feet; thence

North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of DECEMBER A.D., 19 77 at 3:32 o'clock P. M., and duly recorded in Vol. M77, of DEEDS on Page 24553.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Drazel Deputy