

40672

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler Jr. & Alex D. Krentel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James O. Kemp and Grace L. Kemp, husband and wife

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:

Lot 15, Block 3 of WOODLAND PARK, together with an undivided 1/88th 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 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 hereinabove set forth

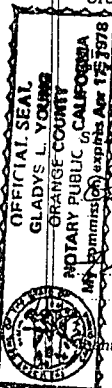
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,750.00

How much of the whole interest in the above described premises is hereby conveyed by this deed, to-wit: the whole (The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.)

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 24 day of OCTOBER, 19 77; 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.



Executed by a corporation,
(Corporate seal)
CALIFORNIA
STATE OF OREGON,
County of ORANGE } ss.
October 24, 19 77.

Personally appeared the above named
Fred W. Koehler Jr.
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Gladys L. Young
(OFFICIAL SEAL)
Notary Public for Oregon (CALIFORNIA)
My commission expires: April 17, 1978

Fred W. Koehler Jr.
Alex D. Krentel

STATE OF OREGON, County of _____ } ss.

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

Fred W. Koehler & Alex D. Krentel
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, _____ } ss.
County of _____

I certify that the within instrument 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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

The following described real property in Klamath County, Oregon:

24556

Lot 15, 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 24555.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Draper Deputy