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KNOW ALL MEN BY THESE PRESENTS That FRED W. KOEHLER & CHARLOTTE KOEHLER, h/w, 1362 Lance Dr., Tustin, Calif. 92680, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RAYMOND E. COLFAX & MARY JANE COLFAX, h/w, 19361 Francisca Way, Yorba Linda, Calif. 92686, 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:

TOWNSHIP 35 South, Range 10 East, W.M. Section 20: North $\frac{1}{2}$ of South West $\frac{1}{4}$ (80 Acres). This conveyance is made subject to: reservations and restrictions of record, easements and rights of way of record, and those apparent on the land, and to a 60' wide easement for Joint user roadway and all other roadway purposes along Westerly and Northerly Boundary and Grantor reserves for Grantee and his successors the same easement along Westerly Boundary of Section 20 and Section 29 laying North of the Sprague River Highway.

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

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 \$11,200.00. 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, 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 15th day of July, 1970; 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.
Charlotte Koehler
CHARLOTTE KOEHLER

(If executed by a corporation,
affix corporate seal)

CALIFORNIA

STATE OF OREGON,

County of ORANGE

August 4, 1970

Personally appeared the above named
Fred W. Koehler, Jr. and Charlotte
Koehler and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

PATRICIA E. GALLION
NOTARY PUBLIC
Principal Office, Orange County, Cal.
My Commission Expires February 25, 1974

STATE OF OREGON, County of Klamath 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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

WARRANTY DEED (SURVIVORSHIP)

KOEHLER

TO

COLFAX

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

Raymond E. Colfax M.D.
Suite 608
1211 West La Palma Ave.
Anaheim Calif. 92801

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
16th day of January, 1978,
at 12:27 o'clock P.M., and recorded
in book N78 on page 951.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne
County Clerk

Title.

By: _____ Deputy.

Fee \$3.00

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