

MOUNTAIN TITLE COMPANY

49682

6480-M
WARRANTY DEED

Vol. 38 Page 12181

KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT N. FRIZZELL and HELEN J. FRIZZELL, 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:

NW 1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(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: The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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 \$ 16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 25th day of May, 1978, 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.

County of Klamath) ss.
May 25, 1978

Personally appeared the above named Fred W. Koehler, Jr.

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

Before me: Gray Bluman
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert N & Helen J Frizzell
32932 Bluffside
Dana Point, Ca 92629
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of June, 1978, at 9:28 o'clock A.M., and recorded in book M78 on page 12181 or as file/reel number 49682.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By Deborah Smith Recording Officer
Deputy

Fee \$3.00

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