

1-1-74

50327

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mary A. Chapman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Fred W. Koehler, Jr.

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 Northwest quarter of the Northeast quarter of Section 36 in 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 those of record and apparent upon the land,

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 \$ 6,000.00

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 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 day of January, 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)

Mary A. Chapman by D. N. Bloomgren
Mary A. Chapman
By D. N. Bloomgren, her attorney in fact

STATE OF OREGON, TEXAS } ss.
County of El Paso
January 24th, 1977

Personally appeared the above named persons,
D. N. Bloomgren,

and acknowledged the foregoing instrument as his voluntary act and deed.

Notary Public for Oregon El Paso County, Texas
My commission expires: June 1, 1977

STATE OF OREGON, County of) ss.
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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:

Fred Koehler
40 MTC

NAME, ADDRESS, ZIP

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

Robert Frizzell
32932 Bluffsides
Dana Point, Ca. 92629

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of June, 1978, at 11:17 o'clock A.M., and recorded in book M78 on page 13128 or as file/reel number 50327.

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

Wm. D. Milne
By Bernetha H. Hetch Deputy
Recording Officer

Fee \$3.00