

719-38-15066

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51330

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M78 Page 14618

KNOW ALL MEN BY THESE PRESENTS, That WOLFF RANCH, INC.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRED W. KOEHLER, JR. and CHARLOTTE M. KOEHLER, 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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 28, Block 21, Tract No. 1113, OREGON SHORES - UNIT 2

SUBJECT, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1113, Oregon Shores - Unit 2.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : November 14, 1977 Book: M-77 Page: 22105
Amended : February 13, 1978 Book: M-78 Page: 2676

(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 entirety, 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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; 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 \$8,000.00

However, the above consideration is not to be construed as a limitation on the power of the grantor to convey or dispose of the whole or any part of the premises hereinafter described, or any interest therein, in any manner and for any purpose whatsoever.

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 15th day of June, 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) ss.
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Personally appeared the above named

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

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

STATE OF OREGON, County of Klamath) ss.
June 30, 1978

Personally appeared HENRY G. WOLFF and GERALD WOLFF 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

WOLFF RANCH, INC., 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: 12-22-78

WOLFF RANCH, INC.
ST RT BOX 77-A
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

FRED W. & CHARLOTTE KOEHLER
1362 Lance Drive
Tustin, CA 92680

GRANTEE'S NAME AND ADDRESS

After recording return to:
FRED W. & CHARLOTTE M. KOEHLER
1362 Lance Drive
Tustin, CA 92680

NAME, ADDRESS, ZIP

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

FRED W. & CHARLOTTE M. KOEHLER
1362 Lance Drive
Tustin, CA 92680

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 7th day of July, 1978, at 3:56 o'clock P.M., and recorded in book M78 on page 14618 or as file/reel number 51330, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By: [Signature] Recording Officer
Deputy

Fee \$3.00