

55016

WARRANTY DEED

Vol. 778 Page 20418

KNOW ALL MEN BY THESE PRESENTS That EDNA KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KAREN DEE ROSE, CONSTANCE RAE SCHUETTE & JAMES HOWARD KOEHLER, JR., as Joint Tenants and not as Tenants in Common, hereinafter called the grantees, 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:

Lots 18, 19, 20 and 21, Block 11, Industrial Addition to the City of Klamath Falls, Oregon.

RESERVING AND EXCEPTING THEREFROM, however, unto Grantor the full use, control, income and possession of the property for and during her natural lifetime.

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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record and those apparent on 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 \$ -0- However, the actual consideration consists of or includes other property or value given or promised which is consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and when 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 14th day of September, 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.

EDNA KOEHLER

(If executed by a corporation, attach corporate seal)

STATE OF OREGON,

County of Klamath
September 14, 1978

Personally appeared the above named
EDNA KOEHLER

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-23-79

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:

EDNA KOEHLER
1737 Oak Street
Klamath Falls, OR 97601

KAREN DEE ROSE, CONSTANCE RAE SCHUETTE & JAMES H. KOEHLER, JR.

EDNA KOEHLER
1737 Oak Street
Klamath Falls, OR 97601

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Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of September, 1978, at 10:10 o'clock A.M., and recorded in book 778 on page 20418 or as file/reel number 55016, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
Deputy
Fee \$3.00