

MATT KOFFLER, hereinafter called grantor, conveys to JOHN C. PEDERSEN and SHIRLEY A. PEDERSEN, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A portion of the N 1/2 of Tract 1 of GIENGER'S HOME TRACTS, More particularly described as follows:
Beginning at an iron pin set at the Southeast corner of the N 1/2 of said Tract 1 of Gienger's Home Tracts; thence North along the East line of said Tract 1 a distance of 89.5 feet which said point is the true point of beginning of the property herein conveyed; thence West at right angles to the West line of said Tract 1; thence North along the West line of said Tract 1 a distance of 68.5 feet, more or less, to a pin set in the ground pursuant to that certain boundary line agreement between grantors and R. H. Cook, et ux, recorded February 15, 1953, in Volume 259 page 215, Deed Records of Klamath County, Oregon; thence East at right angles to the East line of said Tract 1; thence South along the East line of said Tract 1 to the point of beginning.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is Twenty Five Thousand and No/100ths (\$25,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 24 day of June, 1971.

Matt Koffler

STATE OF OREGON)
County of Klamath) ss.

June 24, 1971.

Personally appeared the above named MATT KOFFLER and acknowledged the foregoing instrument to be his voluntary act. Before me:

Marlene K. Swamy
Notary Public for Oregon
My Commission expires: 9-15-73

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

5th day of May A.D., 1981 at 9:25 o'clock A M., and duly recorded in

Vol M81 of Deeds on page 7963.

EVELYN BIEHN
COUNTY CLERK

Fee \$ 3.50

By Debra Agnew deputy

91 MAY 5 AM 9 25

Ref:
M.T.C.