

1-1-74

3085

WARRANTY DEED—SURVIVORSHIP

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

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by JAMES C. BREWER and DAVID P. BREWER

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

The E $\frac{1}{2}$ of Government Lot 20 and that portion of Government Lot 13 lying South of the Sprague River Highway, in Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.TOGETHER WITH an undivided $\frac{1}{2}$ interest in well and ditches in Government Lot 14 and right of access to operate and maintain said well.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 \$ 20,000.00

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 11th day of August, 1981; 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)

Fred W. Koehler, Jr.

STATE OF OREGON, }
County of Klamath } ss.
August 11, 1981Personally appeared the above named Fred
W. Koehler, Jr.

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

(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires 3-2-84STATE OF OREGON, County of) ss.
1981

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 ofa 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:

Notary Public for Oregon
My commission expires: 3-2-84(OFFICIAL
SEAL)STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 11 day of August, 1981, at 10 o'clock M., and recorded in book/reel/volume No. M81 on page 1265 or as document/fee/file/instrument/microfilm No. 3085, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Bernetha W. Letach Deputy

Fee: \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James C. Brewer
6080 North Marks # 144
Fresno, California 93711
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE