

1987

11001

Vol. 1182 Page 4813

KNOW ALL MEN BY THESE PRESENTS, That Fred W. & Charlotte M. Koehler, H&W, 1362 Lance Drive, Tustin, Ca. 92680, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James A. & Myrtle Wilson, H&W, 2121 E. Center St., Anaheim, Ca. 92806 and Robert C. & Lillian M. Tracy, H&W, Silverado, Ca. 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:

South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Sec 30 Township 35 South Range 11 East Willamette Meridian - 80 acres M/L

This conveyance is made subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

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 the above granted premises, that the said premises are free from all encumbrances except as hereinabove set forth

and that grantor will warrant and forever defend the above granted 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 \$16,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ② the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 25th day of December, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Fred W. Koehler, Jr.

Charlotte M. Koehler

(If executed by a corporation, affix corporate seal)

CALIFORNIA
STATE OF ~~OREGON~~

County of Orange

Personally appeared, 1972, Fred W. Koehler, Jr. and Charlotte M. Koehler, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: March 25, 1974

STATE OF OREGON, County of Klamath) ss.

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

Fred W. Koehler, Jr. and Charlotte M. Koehler

TO

James A. & Myrtle Wilson and Robert C. & Lillian M. Tracy

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

No.

Myrtle Wilson
2121 E. Center St.
Anaheim, Cal. 92806

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 19 day of April, 1982, at 2:21 o'clock P.M., and recorded in book M. 82 on page 4813. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Title.

By Deputy.

Fee \$4.00