

33643

TA-8-38-27136-5

WARRANTY DEED (INDIVIDUAL)

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FRED W. KOEHLER and ALEX D. KRENTEL
FREDERICK G. MUESEGAES
hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

The S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 20, Township 36 South, Range 10 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
EXCEPT that portion conveyed to O.C. & E Railroad Company by deed
dated June 8, 1954, recorded June 10, 1954 in Book 267 at page 336,
Deed Records.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Rights of the public in and to any portion of said premises lying within
the limits of roads and highways.
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 \$10,000.00

Dated this 23rd day of January

1984

STATE OF OREGON, County of Klamath) ss.

February 16, 1984
Fred W. Koehler & Alex D. Krentel personally appeared the above named
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Latzko
Notary Public for Oregon
My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:
Frederick H. Muesegas
7332 Sierra Ave.
Westminster, Calif.
92683

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record
on the 17th day of February, 1984,
at 10:45 o'clock A.M. and recorded in book 1134
on page 2545 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

By Pam Smith, Deputy

Fee: \$4.00