

34490

KNOW ALL MEN BY THESE PRESENTS, That NSA PROPERTIES, INC., an Illinois corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED W. KOEHLER, JR., hereinafter called

the grantee, 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 40 and 41 in Block 32 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 4,500.00.
~~However, the actual consideration consists of the value of the property or value given or promised which is the whole consideration in this case.~~ The sentence between the symbols @, 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 31st day of January, 1984; 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.

K.F. Kazemzadeh
 by: NSA PROPERTIES, INC.

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ Illinois, } ss.
Cook
 County of Cook, 19 84
 31st day of January

Personally appeared the above named Firuz Kazemzadeh

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

Before me: *Elizabeth Elbe*
 (OFFICIAL SEAL) Notary Public for Illinois
 My commission expires: Jan. 28, 1984

NSA Properties, Inc.

GRANTOR'S NAME AND ADDRESS

Fred W. Koehler, Jr.

P.O. Box 332
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

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:

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described lie within and are subject to the levies and assessments of the Nimrod Park Road District.
2. Easements as contained in plat dedication, to wit:
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
3. Covenants, conditions, and restrictions, as set forth in Declaration of Restrictions, recorded March 13, 1967, in Volume M67, page 11751, and Amendment thereto, recorded July 6, 1967, in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon.
4. Reservations, restrictions, and easements as contained in Deed of Tribal Property recorded September 10, 1959, in Deed Volume 315, page 530, Deed Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 15 day of March A.D. 19 84
at 11:38 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 4197

EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee 8.00