

49691

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204
Vol. M85 Page 8695

KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr., and Charlotte M. Koehler, and Andrew P. Katnik and Betty A. Katnik, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clyde A. Holverson and Deborah J. Holverson, Husband and wife, 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:

The SE 1/4 NW 1/4 and the NE 1/4 SW 1/4 lying north of the Rimrock, all in Section 1, Township 36 South, Range 10 East of the Willamette Meridian

Subject to easements, rights of way and restrictions of record and those apparent on the land

There is no warranty as to the exact location of rim of Knot Table Land, as the same is used for the southerly boundary of this property.

(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 above stated.

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 \$14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 15 day of June, 1975; 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)

California
STATE OF OREGON,
County of Orange } ss.
June 29, 1975

Fred W. Koehler Jr.
Charlotte M. Koehler
Andrew P. Katnik
Betty A. Katnik
STATE OF OREGON, County of _____, 19____.) ss.

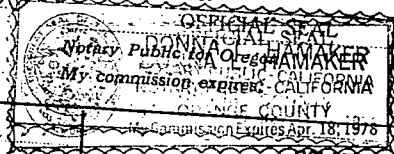
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

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)

Donna L. Hamaker
Notary Public for California
My commission expires _____



(OFFICIAL SEAL)

FRED W. KOEHLER JR
1362 LANCE DR
TUSTIN CAL 92680

GRANTOR'S NAME AND ADDRESS

CLYDE A. HOLVERSON
1900 W. 19th St. Apt #4
LONG BEACH CAL 90810

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. C. A. Holverson
Rt. 1, Box 219
Mineral Point, WI 53565

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 11th day of June, 1985, at 12:27 o'clock P.M., and recorded in book M85 on page 8695 or as file/reel number 49691.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By P. Smith Recording Officer
Deputy

Fee: \$5.00

OK
500