

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

OSCAR C. BREZINA and REGINA E. BREZINA,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

G. FRANK KOHLER

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 46, 47, 48, 49, and 50, Block 12, KLAMATH FOREST ESTATES, FIRST ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property 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 \$ 7,500.00

Whereby the grantor covenants to 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.

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 21 day of October, 1985; 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,

STATE OF CALIFORNIA
COUNTY OF Ventura

ss.

On Oct 21, 1985

ss.

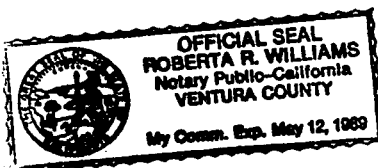
before me, the undersigned, a Notary Public in and for said State, personally appeared Oscar C. Brezina and Regina E. Brezina

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

commission expires:



Oscar C. Brezina & Regina E. Brezina
500 W. Santa Maria Space 110
Santa Paula, CA 93060

GRANTOR'S NAME AND ADDRESS

G. Frank Kohler
11945 Woodley Avenue
Granada Hills, CA 91344

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,

ss.

County of

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. Taxes for the fiscal year 1985-1986, a lien, due and payable.
2. Reservations as contained in plat dedication, to wit:
"subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
3. Reservations as contained in Deed recorded June 11, 1959, in Volume 313, page 275, Deed Records of Klamath County, Oregon, including but not limited to:
"Subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States."
4. Reservations, restrictions and easements as contained in instrument recorded June 9, 1972, in instrument recorded June 9, 1972, in Klamath County Commissioners Journal.
5. Rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads, or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of October A.D., 19 85 at 11:30 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 17387

FEE \$9.00

Evelyn Biehn
By _____

County Clerk
Pam Smith